

Executive Summary Report

Characteristics Based Market Adjustment for 2003 Assessment Roll

Area Name: Area 20,21 and 79 – N. Beacon Hill, Rainier Valley and S. Beacon Hill

Previous Physical Inspection: 1999-2002

Sales - Improved Summary:

Number of Sales: 895

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$67,500	\$142,600	\$210,100	\$233,900	89.8%	13.33%
2003 Value	\$73,800	\$156,000	\$229,800	\$233,900	98.2%	13.12%
Change	+\$6,300	+\$13,400	+\$19,700		+8.4%	-0.21%
% Change	+9.3%	+9.4%	+9.4%		+9.4%	-1.58%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.21% and -1.58% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$69,600	\$141,100	\$210,700
2003 Value	\$76,100	\$153,700	\$229,800
Percent Change	+9.3%	+8.9 %	+9.1 %

Number of improved Parcels in the Population: 11719

Summary of Findings: A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

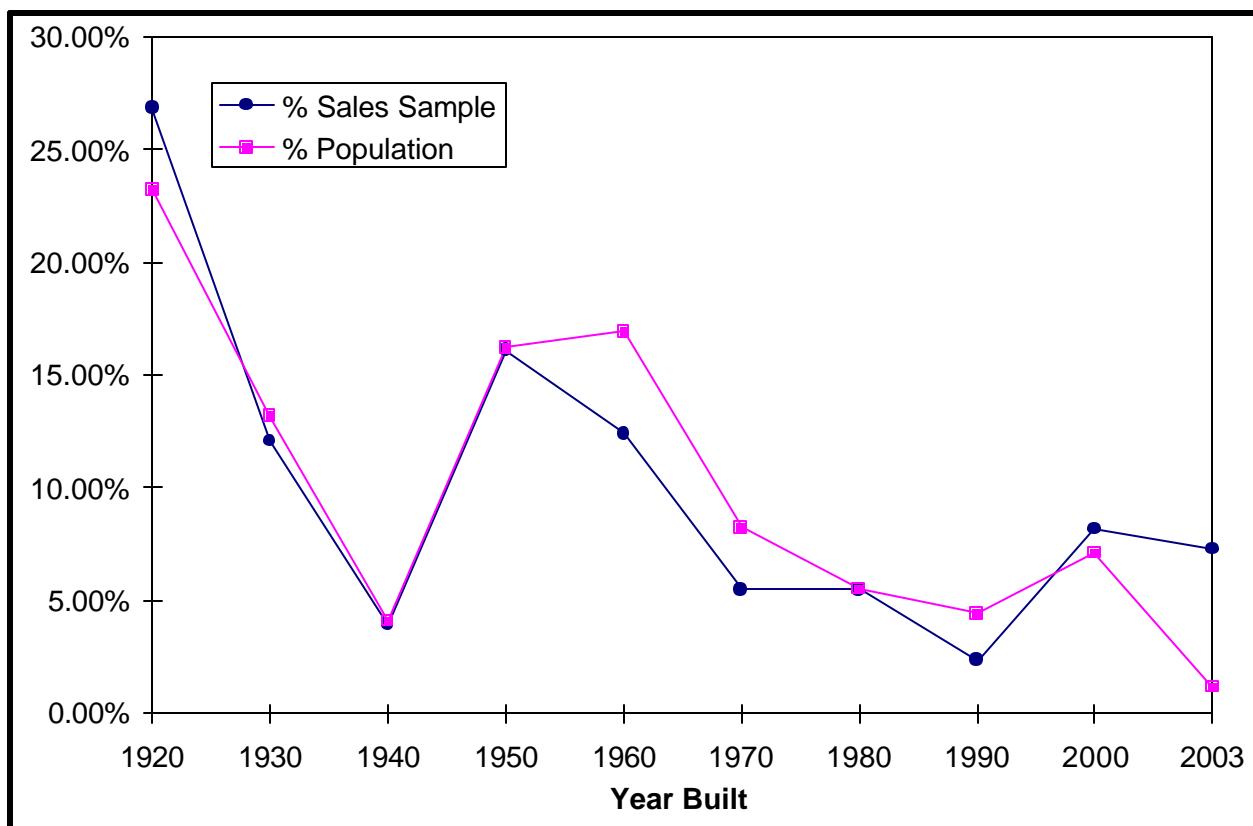
The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements in sub area 6 of S. Beacon Hill and grade 8 and grade 9 homes in N. Beacon Hill had a higher average ratio (assessed value/sales price) than other improvements and formula adjust these properties upward less than others. Similarly, improvements with above grade living area 800 sqft. or less in N. Beacon Hill and Rainier Valley, good condition Rainier Valley homes with building grade 7 or higher had a lower average ratio than others and formula adjusts value upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1920	240	26.82%
1930	108	12.07%
1940	35	3.91%
1950	144	16.09%
1960	111	12.40%
1970	49	5.47%
1980	49	5.47%
1990	21	2.35%
2000	73	8.16%
2003	65	7.26%
	895	

Population		
Year Built	Frequency	% Population
1920	2720	23.21%
1930	1544	13.18%
1940	478	4.08%
1950	1899	16.20%
1960	1983	16.92%
1970	965	8.23%
1980	643	5.49%
1990	518	4.42%
2000	833	7.11%
2003	136	1.16%
	11719	

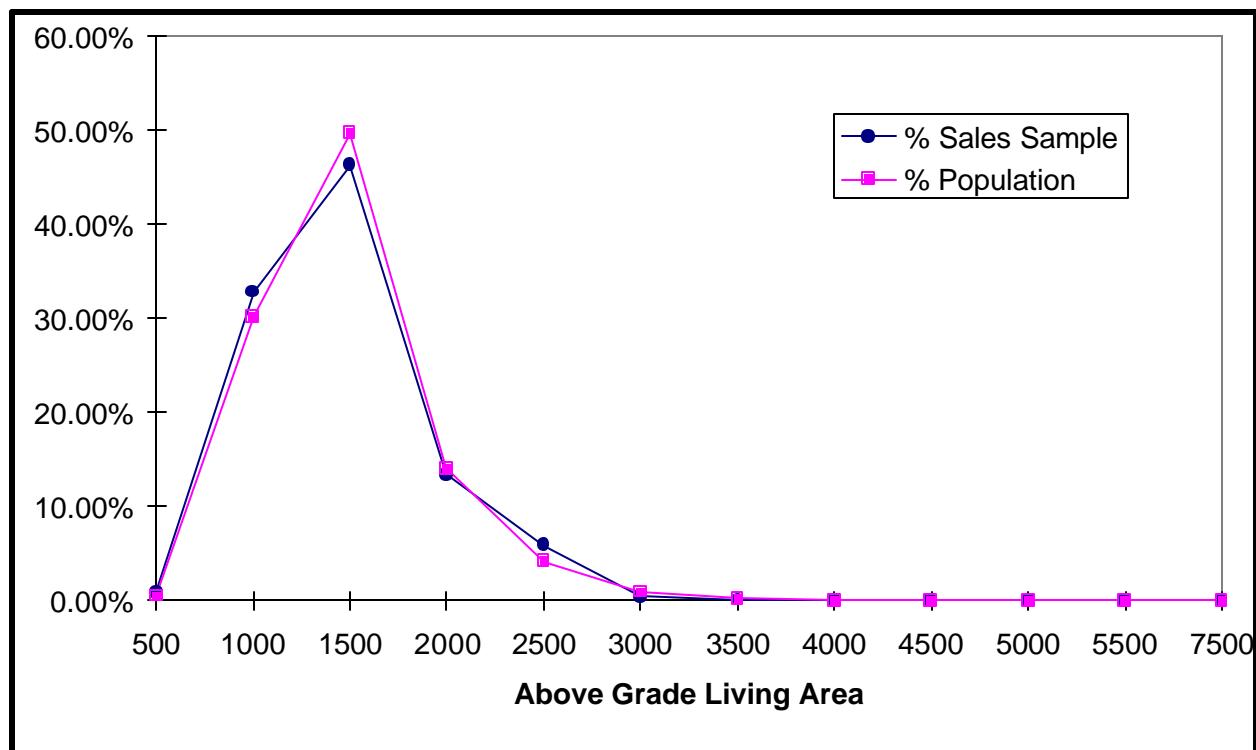


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	8	0.89%
1000	294	32.85%
1500	415	46.37%
2000	120	13.41%
2500	53	5.92%
3000	4	0.45%
3500	1	0.11%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		895

Population		
AGLA	Frequency	% Population
500	58	0.49%
1000	3542	30.22%
1500	5827	49.72%
2000	1649	14.07%
2500	494	4.22%
3000	110	0.94%
3500	29	0.25%
4000	5	0.04%
4500	3	0.03%
5000	1	0.01%
5500	0	0.00%
7500	1	0.01%
		11719

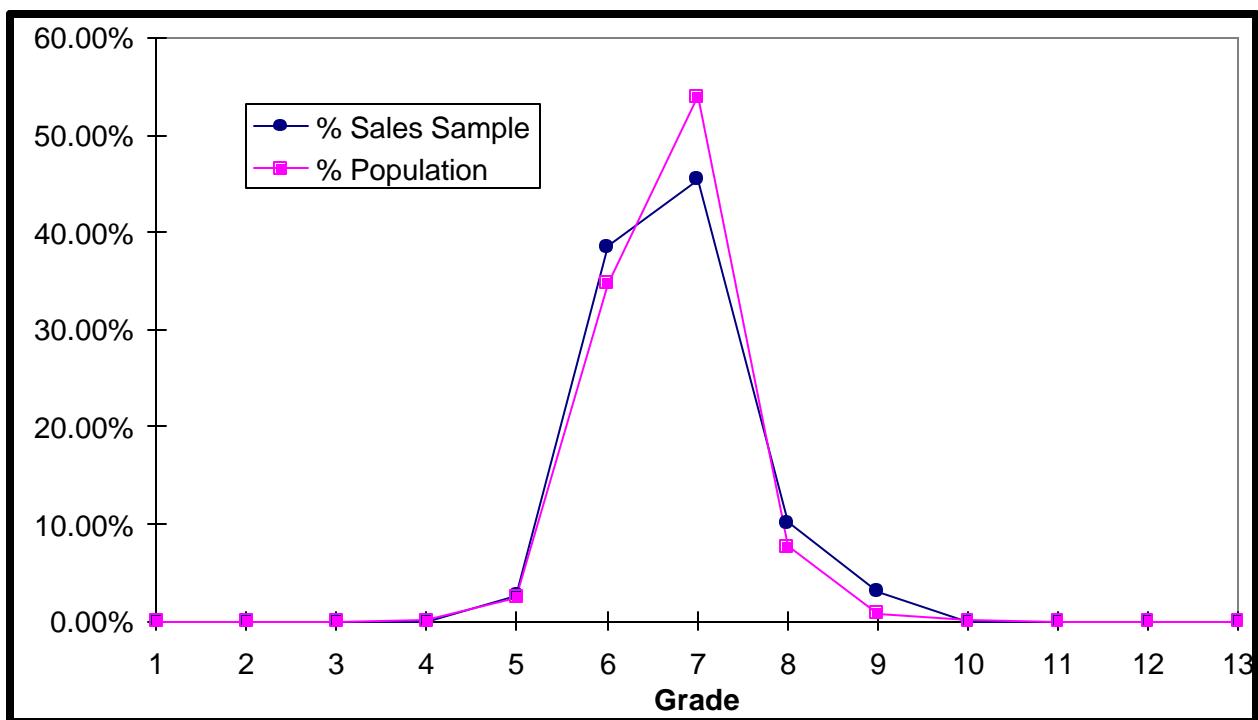


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

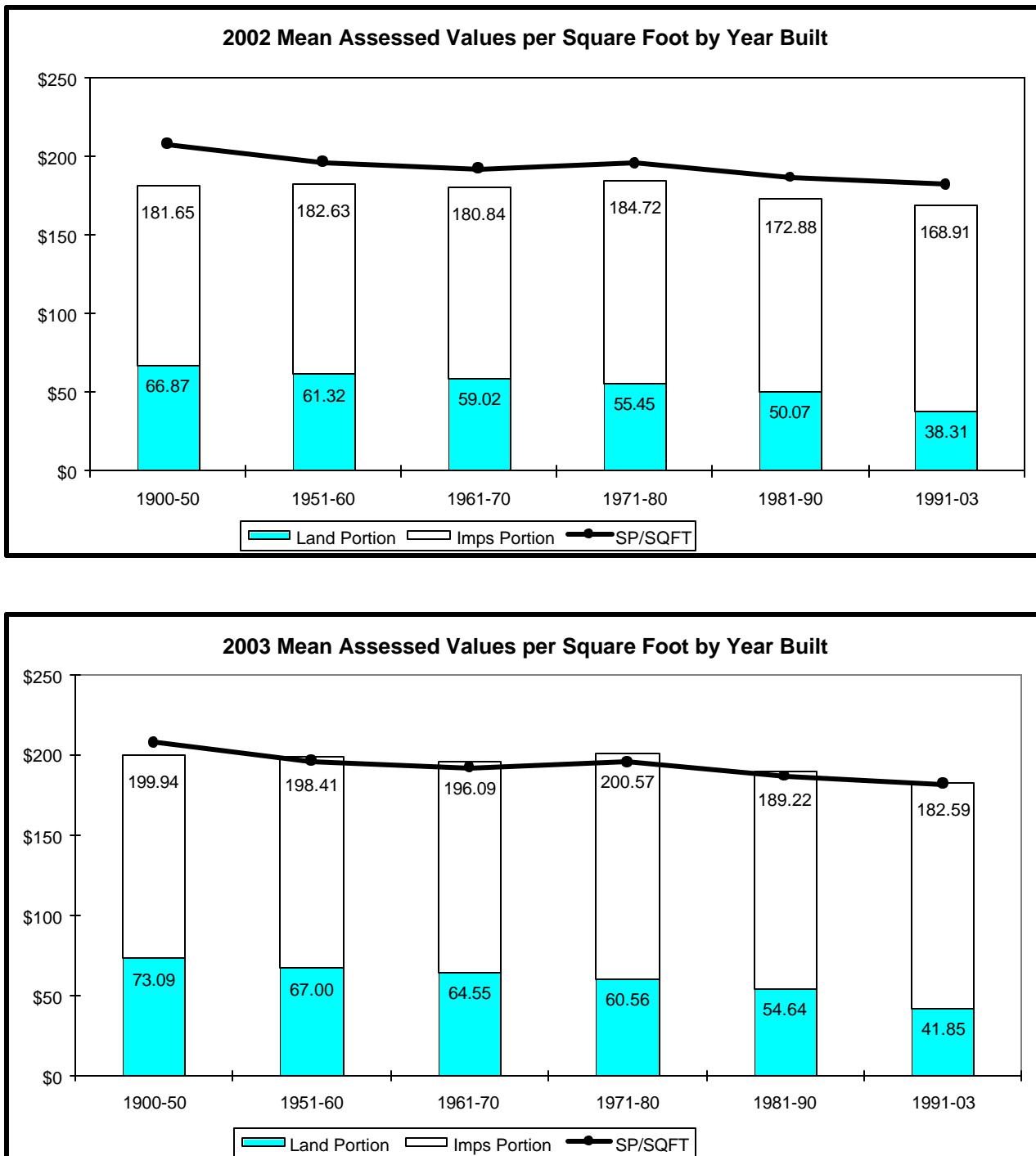
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	24	2.68%
6	345	38.55%
7	407	45.47%
8	91	10.17%
9	28	3.13%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		895

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	14	0.12%
5	288	2.46%
6	4075	34.77%
7	6331	54.02%
8	902	7.70%
9	99	0.84%
10	8	0.07%
11	1	0.01%
12	0	0.00%
13	0	0.00%
		11719



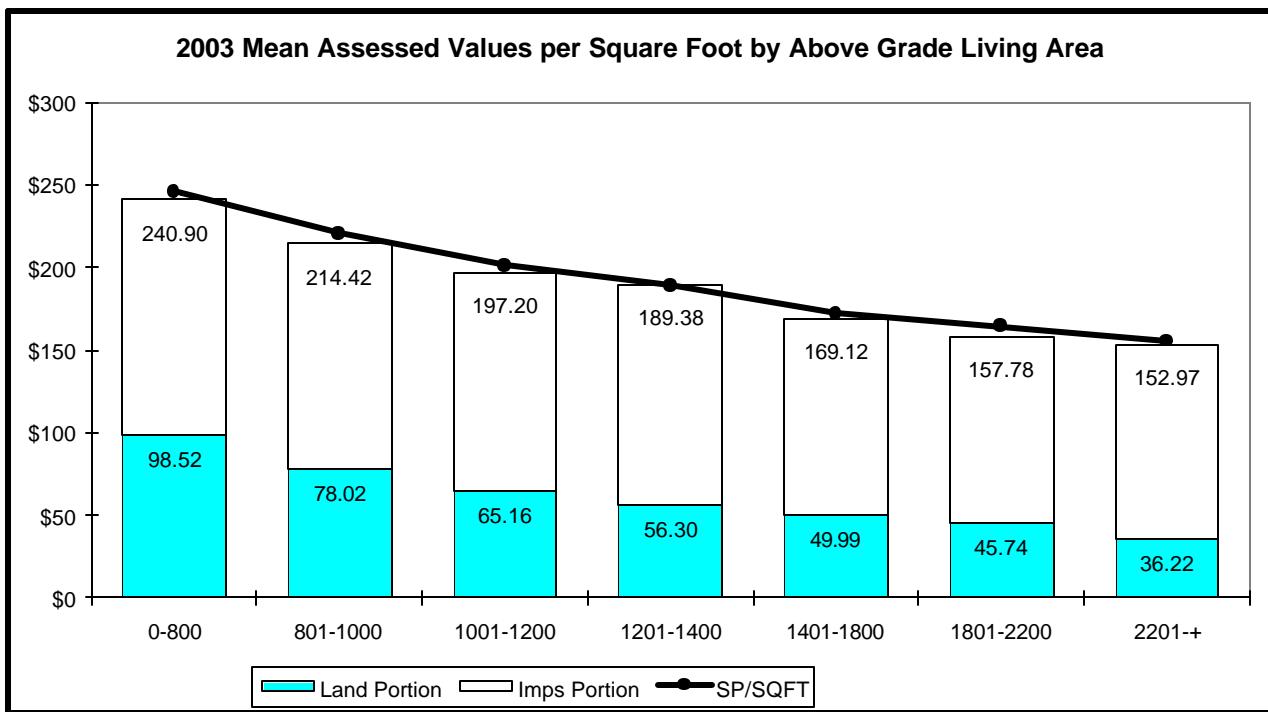
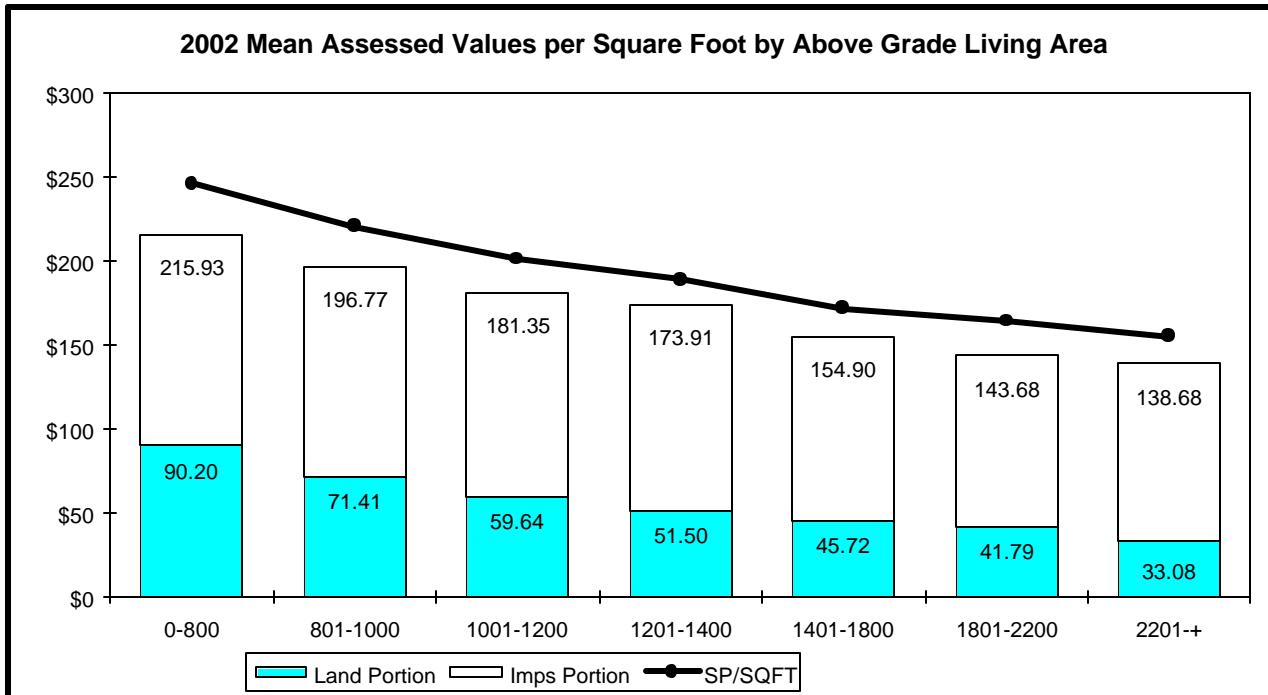
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built



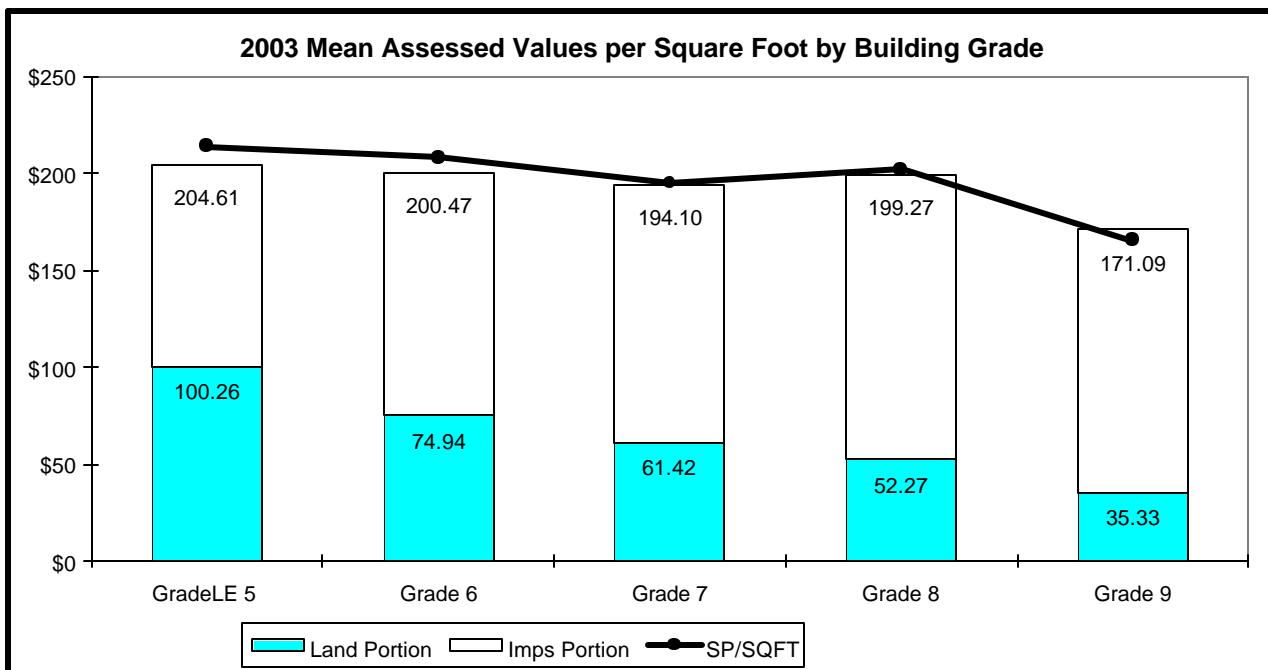
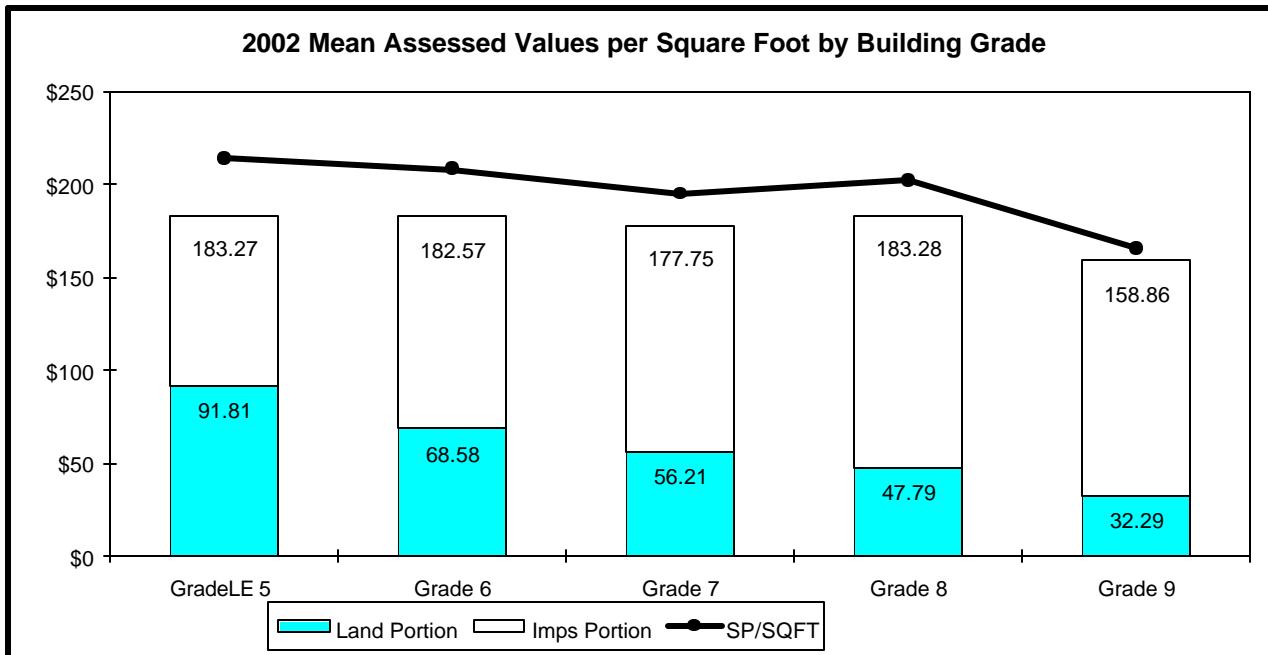
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were 36 vacant land sales used in the analysis. A conservative analytical approach indicated a 10% adjustment for all land values. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.10$$

Note: There would be no change if 2002 land value is less than or equal to \$10,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 895 usable residential sales in the Beacon Hill and Rainer Valley.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved parcel Update (Continued)

A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic -based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements in sub area 6 of S. Beacon Hill and grade 8 and grade 9 homes in N. Beacon Hill had a higher average ratio (assessed value/sales price) than other improvements and formula adjust these properties upward less than others. Similarly, improvements with above grade living area 800 sqft. or less in N. Beacon Hill and Rainer Valley, good condition Rainer Valley homes with building grade 7 or higher had a lower average ratio than others and formula adjusts value upward more than others thus improving equalization.

The derived adjustment formula is:

2003 Total Value = 2002 Total Value / (0.9133907 + (0.05708389* if sub area 6) – (0.07673685 if area 21 grade greater than or equal to 7 and condition good) + (0.07223431 if area 20 building grade 8 or 9) – (0.03067304 if area 20 or 21 and above grade living area less than or equal to 800 sqft.))

The resulting total value is rounded down to the next \$1,000, *then*:

2003 Improvements Value = 2003 Total Value minus 2003 Land Value

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only ”, then:

“2003 Total Value = (2002 Land Value *1.10) + (2002 Imps Value * 1.094)” with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value.

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3) will be:
Previous land Value *1.0 Or Previous Improvement Value * 1.0.

Note: There is no sales representation for parcels coded as building grade 1-4, which are smaller, substandard “Cabins”. In order to avoid a disproportionate transfer of value to these smaller “Cabins”,

the formula will not be applied. Instead, these “Cabins” will be treated in the same manner as the accessories for the purpose of this analysis only.

Improved parcel Update (Continued)

New total value for “Building Grade 1-4” improved parcels:

“2003 Total Value = (2002 Land Value x 1.10) + (2002 Imps Value * 1.094)” with result rounded down to the next \$1,000

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = (2002 Land Value x 1.10) + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample except for Area 79.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 20,21 and 79 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production. **N.Beacon Hill, S. Beacon Hill and Rainier Valley is combined together to derive following adjustments.**

Overall (if no other adjustments apply)

9.5%

Area 21 (Rainier Valley) building condition good and grade 7 or higher.	Yes
% Adjustment	10.0%

Area 20 (N. Beacon Hill) building grade 8 or higher.	Yes
% Adjustment	-8.0%

Area 79 (S. Beacon Hill) Subarea 6	Yes
% Adjustment	-6.4%

Area 20 (N. Beacon Hill) or 21 (Rainier Valley) AGLA 800 sqft. or less	Yes
% Adjustment	3.8%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home located in Rainier Valley whose building condition is good and building grade 7 or higher would receive 19.5% upward adjustment (9.5% Overall + 10.0% Area 21 building condition good and grade 7 or higher). 366 homes out of 4135 Rainier Valley homes would get this adjustment.

Homes located in N. Beacon Hill whose building grade is 8 or higher would receive 1.5% upward adjustment (9.5% overall - 8.0% Area 20 building grade 8 or higher). 250 homes out of 2956 N. Beacon Hill homes would get this adjustment.

Homes located in subarea 6 of S. Beacon Hill would receive 3.1% upward adjustment (9.5% overall - 6.4% Area 79 subarea 6). 1145 homes out of 4628 S. Beacon Hill homes would get this adjustment.

Homes located in N. Beacon Hill or Rainier valley whose above grade living area is 800 sqft. or less would receive 13.3% upward adjustment (9.4% overall + 3.9% Area 20 or 21 and AGLA <= 800 sqft.). 736 homes out of 7091 N. Beacon Hill and Rainier Valley homes would get this adjustment.

Approximately, 79% of the population in the area are adjusted by the overall alone. There are 11719 parcels with one improvement consisting of 1-3 living units in Beacon Hill and Rainier Valley.

Area 20,21 and 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	24	0.878	0.976	11.2%	0.915	1.038
6	345	0.878	0.962	9.6%	0.946	0.978
7	407	0.908	0.993	9.3%	0.982	1.005
8	91	0.898	0.979	9.0%	0.957	1.001
9	28	0.956	1.034	8.2%	0.998	1.071
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	527	0.873	0.961	10.1%	0.948	0.973
1951-1960	111	0.933	1.013	8.6%	0.993	1.033
1961-1970	49	0.940	1.020	8.5%	0.985	1.055
1971-1980	49	0.946	1.027	8.6%	0.996	1.058
1981-1990	21	0.928	1.017	9.7%	0.973	1.062
1991-2002	138	0.926	1.002	8.1%	0.985	1.019
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	9	0.920	1.006	9.4%	0.890	1.122
Average	744	0.902	0.981	8.8%	0.972	0.991
Good	127	0.879	0.985	12.1%	0.961	1.009
Very Good	15	0.906	0.991	9.4%	0.908	1.074
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	594	0.907	0.990	9.1%	0.980	1.000
1.5	174	0.873	0.959	9.9%	0.936	0.982
2	118	0.899	0.983	9.3%	0.960	1.006
2.5 +	9	0.904	0.989	9.4%	0.905	1.074
Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N. Beacon Hill	186	0.910	0.990	8.8%	0.969	1.011
Rainer Valley	369	0.867	0.960	10.8%	0.946	0.974
S. Beacon Hill	340	0.927	1.003	8.2%	0.991	1.014

Area 20,21 and 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Rainer Valley Building Grade 7 or higher and condition		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair		1	0.700	0.763	9.0%	N/A	N/A
Average		149	0.891	0.974	9.3%	0.956	0.992
Good		26	0.810	0.966	19.3%	0.910	1.022
V. Good		2	0.768	0.840	9.4%	N/A	N/A
Above Grade Living Area		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801		115	0.880	0.981	11.5%	0.955	1.008
801-1000		187	0.892	0.973	9.0%	0.954	0.991
1001-1500		415	0.909	0.989	8.8%	0.976	1.001
1501-2000		120	0.891	0.976	9.5%	0.952	1.000
2001-2500		53	0.896	0.985	9.8%	0.955	1.015
2501-3000		4	0.912	0.997	9.3%	0.720	1.274
3001-4000		1	0.723	0.863	19.4%	N/A	N/A
View Y/N		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		819	0.900	0.984	9.4%	0.975	0.993
Y		76	0.887	0.964	8.6%	0.933	0.994
Above Grade Living Area less than <u>or equal to</u> 800 sqft.		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N. Beacon Hill		30	0.865	0.977	12.9%	0.913	1.041
Rainer Valley		55	0.865	0.977	12.9%	0.940	1.015
S. Beacon Hill		30	0.924	0.994	7.6%	0.949	1.039

Area 20,21 and 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 98.2.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

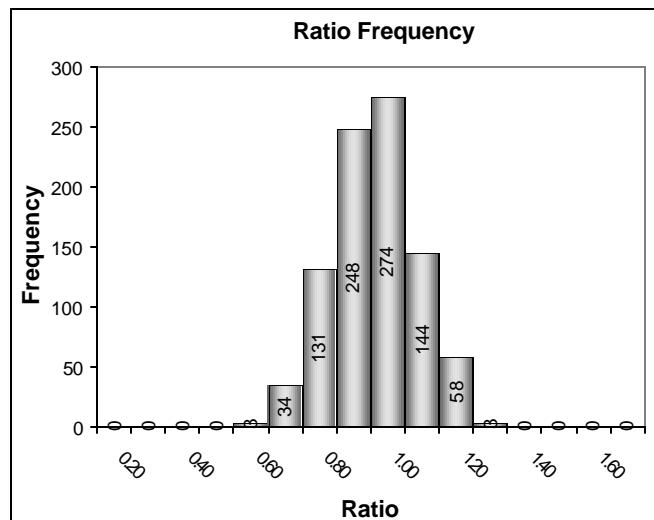
It is difficult to draw valid conclusions when the sales count is low.

Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	60	0.877	0.970	10.6%	0.932	1.008
2	94	0.896	0.977	9.1%	0.948	1.006
3	140	0.867	0.958	10.4%	0.934	0.981
4	196	0.915	1.002	9.5%	0.984	1.019
5	101	0.882	0.970	10.0%	0.940	0.999
6	59	0.963	0.990	2.8%	0.963	1.017
7	245	0.907	0.993	9.6%	0.978	1.008
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<3000	37	0.904	0.995	10.0%	0.944	1.046
3000-5000	351	0.885	0.969	9.5%	0.955	0.984
5001-8000	413	0.907	0.991	9.2%	0.979	1.003
8001-12000	80	0.914	0.994	8.7%	0.966	1.021
12001-16000	11	0.906	1.003	10.7%	0.907	1.099
16001-20000	2	0.918	1.002	9.1%	-0.064	2.068
20001-30000	1	0.701	0.768	9.5%	N/A	N/A

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2002	Date of Report: 4/1/2003	Sales Dates: 1/2001 - 12/2002
Area Beacon Hill & Rainier Valley	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 895 Mean Assessed Value 210,100 Mean Sales Price 233,900 Standard Deviation AV 59,656 Standard Deviation SP 75,612			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.913 Median Ratio 0.908 Weighted Mean Ratio 0.898			
UNIFORMITY			
Lowest ratio 0.579 Highest ratio: 1.242 Coefficient of Dispersion 10.69% Standard Deviation 0.122 Coefficient of Variation 13.33%			
Price Related Differential (PRD) 1.017			
RELIABILITY			
95% Confidence: Median Lower limit 0.901 Upper limit 0.918			
95% Confidence: Mean Lower limit 0.905 Upper limit 0.921			
SAMPLE SIZE EVALUATION			
N (population size) 11719 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.122 Recommended minimum: 24 Actual sample size: 895			
Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 463 # ratios above mean: 432 Z: 1.036			
Conclusion: <i>Normal*</i>			
*i.e. no evidence of non-normality			



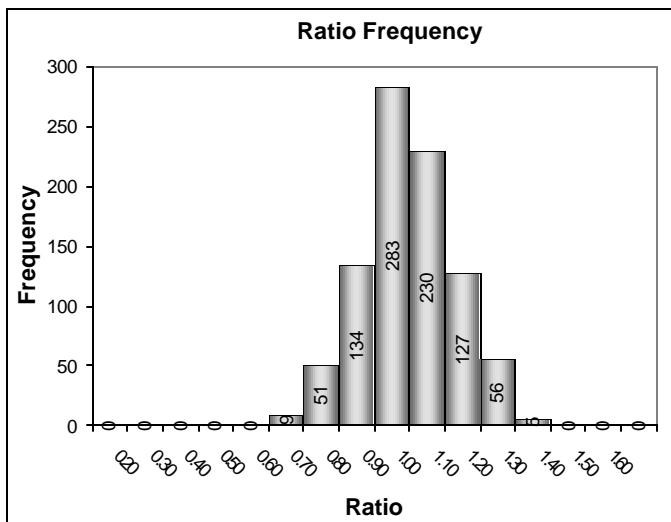
COMMENTS:

Single Family Residences throughout area 20, 21 and 79.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: WC / Team - 2	Lien Date: 01/01/2003	Date of Report: 4/1/2003	Sales Dates: 1/2001 - 12/2002																								
Area 20,21 and 79	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No																								
SAMPLE STATISTICS																											
<table border="1"> <tr><td>Sample size (n)</td><td>895</td><td></td><td></td></tr> <tr><td>Mean Assessed Value</td><td>229,800</td><td></td><td></td></tr> <tr><td>Mean Sales Price</td><td>233,900</td><td></td><td></td></tr> <tr><td>Standard Deviation AV</td><td>66,769</td><td></td><td></td></tr> <tr><td>Standard Deviation SP</td><td>75,612</td><td></td><td></td></tr> </table>				Sample size (n)	895			Mean Assessed Value	229,800			Mean Sales Price	233,900			Standard Deviation AV	66,769			Standard Deviation SP	75,612						
Sample size (n)	895																										
Mean Assessed Value	229,800																										
Mean Sales Price	233,900																										
Standard Deviation AV	66,769																										
Standard Deviation SP	75,612																										
ASSESSMENT LEVEL																											
<table border="1"> <tr><td>Arithmetic Mean Ratio</td><td>0.998</td><td></td><td></td></tr> <tr><td>Median Ratio</td><td>0.990</td><td></td><td></td></tr> <tr><td>Weighted Mean Ratio</td><td>0.982</td><td></td><td></td></tr> </table>				Arithmetic Mean Ratio	0.998			Median Ratio	0.990			Weighted Mean Ratio	0.982														
Arithmetic Mean Ratio	0.998																										
Median Ratio	0.990																										
Weighted Mean Ratio	0.982																										
UNIFORMITY																											
<table border="1"> <tr><td>Lowest ratio</td><td>0.632</td><td></td><td></td></tr> <tr><td>Highest ratio:</td><td>1.358</td><td></td><td></td></tr> <tr><td>Coefficient of Dispersion</td><td>10.52%</td><td></td><td></td></tr> <tr><td>Standard Deviation</td><td>0.131</td><td></td><td></td></tr> <tr><td>Coefficient of Variation</td><td>13.12%</td><td></td><td></td></tr> <tr><td>Price Related Differential (PRD)</td><td>1.015</td><td></td><td></td></tr> </table>				Lowest ratio	0.632			Highest ratio:	1.358			Coefficient of Dispersion	10.52%			Standard Deviation	0.131			Coefficient of Variation	13.12%			Price Related Differential (PRD)	1.015		
Lowest ratio	0.632																										
Highest ratio:	1.358																										
Coefficient of Dispersion	10.52%																										
Standard Deviation	0.131																										
Coefficient of Variation	13.12%																										
Price Related Differential (PRD)	1.015																										
RELIABILITY																											
<table border="1"> <tr><td>95% Confidence: Median</td><td></td><td></td><td></td></tr> <tr><td>Lower limit</td><td>0.982</td><td></td><td></td></tr> <tr><td>Upper limit</td><td>1.002</td><td></td><td></td></tr> <tr><td>95% Confidence: Mean</td><td></td><td></td><td></td></tr> <tr><td>Lower limit</td><td>0.989</td><td></td><td></td></tr> <tr><td>Upper limit</td><td>1.006</td><td></td><td></td></tr> </table>				95% Confidence: Median				Lower limit	0.982			Upper limit	1.002			95% Confidence: Mean				Lower limit	0.989			Upper limit	1.006		
95% Confidence: Median																											
Lower limit	0.982																										
Upper limit	1.002																										
95% Confidence: Mean																											
Lower limit	0.989																										
Upper limit	1.006																										
SAMPLE SIZE EVALUATION																											
<table border="1"> <tr><td>N (population size)</td><td>11719</td><td></td><td></td></tr> <tr><td>B (acceptable error - in decimal)</td><td>0.05</td><td></td><td></td></tr> <tr><td>S (estimated from this sample)</td><td>0.131</td><td></td><td></td></tr> <tr><td>Recommended minimum:</td><td>27</td><td></td><td></td></tr> <tr><td>Actual sample size:</td><td>895</td><td></td><td></td></tr> </table>				N (population size)	11719			B (acceptable error - in decimal)	0.05			S (estimated from this sample)	0.131			Recommended minimum:	27			Actual sample size:	895						
N (population size)	11719																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.131																										
Recommended minimum:	27																										
Actual sample size:	895																										
Conclusion: OK																											
NORMALITY																											
<table border="1"> <tr><td>Binomial Test</td><td></td><td></td><td></td></tr> <tr><td># ratios below mean:</td><td>468</td><td></td><td></td></tr> <tr><td># ratios above mean:</td><td>427</td><td></td><td></td></tr> <tr><td>Z:</td><td>1.370</td><td></td><td></td></tr> <tr><td>Conclusion:</td><td>Normal*</td><td></td><td></td></tr> </table>				Binomial Test				# ratios below mean:	468			# ratios above mean:	427			Z:	1.370			Conclusion:	Normal*						
Binomial Test																											
# ratios below mean:	468																										
# ratios above mean:	427																										
Z:	1.370																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											



COMMENTS:

Single Family Residences throughout area 20, 21 and 79.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	425340	0055	12/07/02	\$186,950	420	0	5	1919	3	4000	N	N	1307 S MCCLELLAN ST
1	539360	0320	11/22/02	\$135,000	430	0	5	1948	3	6000	Y	N	2317 12TH AV S
1	307650	0766	01/25/02	\$206,000	690	0	6	1944	3	4800	N	N	3016 12TH AV S
1	307650	0927	08/09/02	\$190,000	770	0	6	1927	3	3200	N	N	1309 S FOREST ST
1	372680	0140	12/16/02	\$165,500	780	0	6	1918	3	2880	N	N	1724 S SPOKANE ST
1	307650	0928	10/01/01	\$180,000	810	0	6	1929	3	3200	N	N	1305 S FOREST ST
1	539360	1605	02/03/01	\$195,000	850	0	6	1947	3	6000	Y	N	2306 28TH AV S
1	239460	0175	06/13/01	\$176,000	860	0	6	1917	3	4000	N	N	1724 24TH AV S
1	027200	0210	09/04/01	\$223,000	890	890	6	1911	3	4000	N	N	1509 26TH AV S
1	029900	0015	06/25/01	\$205,000	950	120	6	1946	4	6076	N	N	1535 23RD AV S
1	182230	0155	12/13/02	\$227,500	970	0	6	1904	3	3605	N	N	1708 22ND AV S
1	182230	0165	05/16/02	\$213,000	970	0	6	1904	3	3366	N	N	1714 22ND AV S
1	811110	0040	05/31/02	\$288,500	980	0	6	1908	4	3960	N	N	1806 29TH AV S
1	396440	0370	10/09/02	\$290,000	1000	0	6	1915	3	4000	N	N	3306 17TH AV S
1	372680	0095	02/01/02	\$165,000	1090	390	6	1911	3	4608	N	N	3408 LAFAYETTE AV S
1	027200	0125	11/19/02	\$228,000	1150	0	6	1923	4	4000	N	N	1705 26TH AV S
1	308600	2760	11/20/01	\$216,000	1150	750	6	1920	3	3200	N	N	3122 14TH AV S
1	372680	0065	04/23/02	\$230,000	1180	0	6	1913	3	2983	N	N	1729 S HINDS ST
1	570000	0005	01/26/01	\$349,950	1290	900	6	1927	5	3880	N	N	2316 30TH AV S
1	239460	0165	12/07/01	\$215,000	1300	0	6	1918	4	4000	N	N	1730 24TH AV S
1	570000	0080	07/02/02	\$359,900	1390	0	6	1924	4	5800	N	N	2345 31ST AV S
1	570000	0225	10/22/01	\$360,000	1470	0	6	1923	4	4770	N	N	2702 30TH AV S
1	539410	0035	10/09/01	\$399,950	1640	360	6	1925	5	4700	N	N	2211 30TH AV S
1	307650	0871	07/30/02	\$314,000	1770	0	6	1906	3	4800	N	N	3123 14TH AV S
1	570000	0210	10/25/02	\$355,000	1910	0	6	1926	5	5000	N	N	2511 31ST AV S
1	307650	0815	08/23/01	\$230,000	850	0	7	1931	3	3200	N	N	3106 12TH AV S
1	367890	0415	08/29/01	\$185,000	910	0	7	1926	3	3000	N	N	3241 15TH AV S
1	674570	0020	02/22/02	\$320,000	960	780	7	1938	4	5300	N	N	2217 31ST AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	396440	0375	08/27/02	\$268,500	970	0	7	1926	4	4000	N	N	3310 17TH AV S
1	912200	1270	08/13/02	\$270,000	1020	140	7	1947	3	6000	N	N	2351 29TH AV S
1	367890	0405	05/22/01	\$218,900	1060	140	7	1924	3	5800	N	N	3233 15TH AV S
1	690970	0437	03/29/01	\$219,000	1060	0	7	1979	3	1600	Y	N	1523 30TH AV S
1	690970	0438	09/18/01	\$230,500	1060	0	7	1979	3	1760	Y	N	1523A 30TH AV S
1	568000	1165	12/24/01	\$270,000	1100	0	7	1930	4	3200	N	N	3205 14TH AV S
1	691020	0095	05/14/01	\$319,000	1170	860	7	1961	3	8360	Y	N	2911 S MASSACHUSETTS ST
1	673870	0040	04/27/01	\$290,000	1300	100	7	1912	3	5000	N	N	2009 31ST AV S
1	307650	0550	07/16/02	\$434,000	1320	320	7	1937	3	5820	Y	N	3007 12TH AV S
1	016100	0060	06/13/01	\$425,000	1380	0	7	1913	3	4000	Y	N	1702 30TH AV S
1	307650	0916	10/25/02	\$274,050	1380	0	7	1929	5	3200	N	N	1304 S STEVENS ST
1	149830	4020	03/15/02	\$337,250	1400	0	7	1926	4	5000	N	N	1920 29TH AV S
1	367890	0482	09/24/01	\$244,950	1430	0	7	1926	4	3776	N	N	1403 S HANFORD ST
1	059700	0725	06/15/01	\$205,000	1480	0	7	1918	3	3774	N	N	1708 S HANFORD ST
1	308600	3005	12/04/01	\$252,000	1520	0	7	1927	4	4800	N	N	3013 16TH AV S
1	308600	3340	04/23/02	\$306,000	1550	0	7	1925	3	4800	N	N	2914 16TH AV S
1	308600	3420	03/12/02	\$240,000	1560	0	7	1916	3	3600	N	N	3016 16TH AV S
1	367890	0065	05/03/01	\$280,000	1560	180	7	1926	3	3571	N	N	3315 16TH AV S
1	811110	0020	03/21/01	\$339,000	1600	0	7	1913	4	6000	N	N	1815 30TH AV S
1	367890	0060	01/29/01	\$330,000	1640	0	7	1927	3	3585	N	N	3309 16TH AV S
1	307650	0851	03/15/02	\$262,500	1710	0	7	1929	3	4800	N	N	3112 13TH AV S
1	310150	0085	05/14/01	\$280,000	1750	0	7	1907	3	4000	N	N	3405 17TH AV S
1	570000	0220	06/18/02	\$489,000	2020	400	7	1923	4	6100	N	N	2503 31ST AV S
1	308600	3505	03/14/02	\$237,000	2030	0	7	1912	3	4800	N	N	3101 17TH AV S
1	570000	0300	08/27/01	\$515,000	2080	600	7	2000	3	5000	N	N	2717 31ST AV S
1	673870	0070	06/01/01	\$540,000	2210	0	7	1912	5	4000	N	N	2105 31ST AV S
1	027200	0135	10/08/01	\$310,000	2340	0	7	1908	4	4000	N	N	1500 25TH AV S
1	027200	0815	04/18/02	\$376,000	1030	520	8	1998	3	5000	Y	N	1728 28TH AV S
1	066900	0060	08/27/02	\$330,000	1510	60	8	1996	3	2500	N	N	1910 30TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	690970	0480	03/21/02	\$400,000	1510	730	8	1996	3	3360	Y	N	1547 30TH AV S
1	308600	2630	05/16/02	\$281,000	1780	0	8	1929	3	3200	N	N	2901 15TH AV S
1	149830	3885	08/21/02	\$430,000	2010	240	9	1930	4	3240	N	N	2105 30TH AV S
2	526030	0135	12/11/02	\$132,500	950	0	5	1943	3	6000	N	N	2721 25TH AV S
2	388190	0400	08/21/01	\$197,000	1190	0	5	1906	3	5379	N	N	1803 19TH AV S
2	307950	0200	10/25/01	\$219,950	1590	0	5	1907	4	4600	N	N	2605 19TH AV S
2	272920	0030	01/14/02	\$157,500	620	0	6	1927	3	3588	N	N	3326 21ST AV S
2	308300	0285	09/19/01	\$154,950	670	0	6	1948	2	4000	N	N	2706 21ST AV S
2	798190	0075	10/21/02	\$230,000	680	0	6	1925	3	2811	Y	N	1915 S HORTON ST
2	388190	0160	02/27/02	\$227,000	690	0	6	1929	3	4320	N	N	1817 12TH AV S
2	149830	1614	11/29/01	\$225,000	700	0	6	1919	3	8280	N	N	1922 18TH AV S
2	116600	0165	01/22/02	\$145,000	720	0	6	1943	3	4000	N	N	1918 S LANDER ST
2	059700	0195	07/25/01	\$269,000	730	0	6	1929	3	4000	N	N	1915 S STEVENS ST
2	308000	0095	04/25/01	\$135,000	750	0	6	1948	3	2400	N	N	2515 21ST AV S
2	365010	0080	05/10/01	\$185,000	750	0	6	1909	3	4125	N	N	3326 18TH AV S
2	754830	0441	01/16/02	\$165,000	760	0	6	1913	3	3001	N	N	1761 17TH AV S
2	308300	0020	11/20/02	\$222,000	780	460	6	1941	3	4000	N	N	3108 21ST AV S
2	308300	0270	10/16/02	\$259,000	790	0	6	1913	3	2470	N	N	2716 21ST AV S
2	149830	1315	07/23/02	\$239,950	800	0	6	1912	3	2000	N	N	1606 S HILL ST
2	912200	0695	03/11/02	\$200,000	810	0	6	1940	3	6000	N	N	1904 S BAYVIEW ST
2	307950	0100	02/14/02	\$279,000	820	0	6	1913	3	2600	N	N	2505 18TH AV S
2	308300	0195	03/20/01	\$150,450	830	0	6	1946	3	4000	N	N	2814 21ST AV S
2	272920	0070	07/27/01	\$187,500	840	0	6	1908	3	4975	N	N	2201 S HORTON ST
2	816160	0110	08/26/02	\$227,560	840	0	6	1910	3	6000	Y	N	3221 20TH AV S
2	059700	0090	10/08/02	\$205,000	850	0	6	1939	3	4000	N	N	3040 20TH AV S
2	539360	1030	12/03/01	\$169,000	850	0	6	1948	3	6000	N	N	2323 21ST AV S
2	059700	0130	08/22/02	\$206,500	870	0	6	1914	3	3390	N	N	3111 21ST AV S
2	816160	0090	08/13/02	\$245,000	870	0	6	1915	4	4000	Y	N	3205 20TH AV S
2	116600	0105	09/06/02	\$224,000	890	0	6	1919	3	3700	N	N	2607 20TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	307950	0190	05/15/01	\$290,000	900	500	6	1946	3	4000	N	N	2602 18TH AV S
2	162404	9173	07/29/02	\$241,300	930	0	6	1991	3	6040	N	N	2310 S SPOKANE ST
2	149830	1610	11/05/02	\$175,000	940	240	6	1943	3	6000	N	N	1921 18TH AV S
2	059700	0390	01/25/02	\$200,000	950	0	6	1921	3	4210	N	N	3014 18TH AV S
2	149830	1575	12/30/02	\$217,000	950	0	6	1910	3	12000	N	N	1916 17TH AV S
2	308300	0190	08/09/02	\$204,950	980	0	6	1914	3	4000	N	N	2818 21ST AV S
2	539360	0445	02/09/01	\$212,000	990	0	6	1905	3	6000	Y	N	2307 14TH AV S
2	059700	0055	05/07/01	\$148,000	1010	0	6	1926	2	4859	N	N	3012 20TH AV S
2	388190	0150	02/28/02	\$249,500	1010	0	6	1929	3	4320	N	N	1813 12TH AV S
2	539360	0755	02/13/02	\$235,000	1030	700	6	1924	3	6000	N	N	2311 18TH AV S
2	149830	1672	12/23/02	\$275,000	1040	1040	6	1909	3	4000	N	N	1917 19TH AV S
2	731990	0065	07/13/01	\$248,675	1060	0	6	1917	4	3840	N	N	2812 17TH AV S
2	149830	1410	07/19/02	\$275,000	1080	0	6	1903	3	5000	N	N	1609 S HILL ST
2	059700	0300	04/11/02	\$290,000	1140	0	6	1914	3	4000	Y	N	3049 20TH AV S
2	149830	1350	06/17/02	\$230,000	1140	0	6	1906	3	6000	N	N	2000 16TH AV S
2	149830	1600	05/22/01	\$210,000	1150	0	6	1910	3	6000	N	N	1911 18TH AV S
2	154110	0105	06/10/02	\$228,000	1160	120	6	1915	5	3680	Y	N	3230 24TH AV S
2	308300	1285	05/10/02	\$250,000	1170	0	6	1908	3	6000	N	N	2316 S LANDER ST
2	731990	0075	05/24/01	\$270,000	1210	600	6	1918	3	3840	N	N	2802 17TH AV S
2	912200	0525	12/26/01	\$274,000	1210	0	6	1915	3	6000	Y	N	2346 17TH AV S
2	731990	0030	08/28/01	\$280,000	1230	0	6	1927	3	2496	N	N	1715 S FOREST ST
2	308500	1755	03/27/02	\$220,000	1300	0	6	1959	4	4000	N	N	3100 HARRIS PL S
2	308300	0845	11/27/01	\$239,950	1390	0	6	1920	3	4000	N	N	3015 23RD AV S
2	754830	0825	05/09/02	\$295,000	1440	720	6	1941	3	5000	N	N	1706 19TH AV S
2	059700	0385	05/24/01	\$259,950	1470	870	6	1920	3	3700	N	N	1803 S STEVENS ST
2	308300	0800	01/26/01	\$218,000	1540	0	6	1913	3	4000	N	N	3020 22ND AV S
2	912200	0535	01/10/02	\$275,000	1560	0	6	1909	5	1980	Y	N	2356 17TH AV S
2	308300	0225	03/08/02	\$250,000	1590	0	6	1914	4	6000	N	N	2809 22ND AV S
2	798190	0030	07/05/01	\$414,000	1860	0	6	1917	4	3175	Y	N	3322 19TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	059700	0425	05/22/01	\$240,000	2140	600	6	1915	4	4000	N	N	3042 18TH AV S
2	912200	0826	06/17/02	\$198,500	740	0	7	1951	3	6000	N	N	2116 S BAYVIEW ST
2	912200	0756	10/14/02	\$258,500	780	620	7	1949	3	4000	N	N	2360 20TH AV S
2	368040	0040	02/15/02	\$295,000	830	140	7	1948	3	5000	Y	N	4043 24TH PL S
2	368040	0180	11/22/02	\$340,000	840	0	7	1948	3	8250	Y	N	4048 24TH PL S
2	368040	0125	09/07/01	\$289,000	860	180	7	1948	3	5000	Y	N	4147 24TH PL S
2	308300	1230	10/18/02	\$239,950	880	600	7	1958	4	4800	N	N	2717 HARRIS PL S
2	388190	0321	11/27/02	\$252,000	950	0	7	1906	4	5402	N	N	1807 17TH AV S
2	912200	0825	08/12/02	\$202,500	960	0	7	1951	3	6000	N	N	2122 S BAYVIEW ST
2	912200	0610	06/21/02	\$259,900	990	990	7	1952	3	6000	N	N	2340 18TH AV S
2	142630	0830	05/11/01	\$187,000	1010	410	7	1940	3	5654	N	N	3933 CHEASTY BL S
2	365010	0085	12/13/01	\$241,000	1010	0	7	1914	3	4125	N	N	3329 19TH AV S
2	731990	0282	12/04/01	\$275,000	1050	0	7	1918	4	2880	N	N	1823 S FOREST ST
2	308300	1305	06/29/01	\$272,000	1070	240	7	1958	3	5500	N	N	2522 23RD AV S
2	059700	0240	01/10/02	\$230,000	1100	0	7	1929	3	4000	Y	N	3032 19TH AV S
2	149830	1955	08/09/01	\$258,000	1140	1000	7	1980	3	6000	N	N	1907 20TH AV S
2	754830	0540	01/23/01	\$242,290	1170	1170	7	1920	3	5000	N	N	1750 17TH AV S
2	308300	1115	10/10/02	\$317,900	1180	400	7	1958	4	6000	N	N	2310 S STEVENS ST
2	868530	0040	11/02/01	\$243,000	1190	400	7	1947	3	6967	N	N	2430 S COLUMBIAN WY
2	367740	0170	12/12/02	\$235,000	1200	670	7	1949	3	8190	N	N	2422 S COLUMBIAN WY
2	308500	1843	02/27/02	\$269,000	1210	1210	7	1963	3	4000	N	N	3121 25TH AV S
2	731990	0070	03/19/02	\$250,000	1220	0	7	1928	3	3840	N	N	2806 17TH AV S
2	059700	0480	02/22/02	\$250,000	1230	990	7	1971	3	4000	Y	N	3053 19TH AV S
2	732090	0145	01/14/02	\$255,000	1250	0	7	1952	3	4800	N	N	2717 21ST AV S
2	149830	1860	09/21/01	\$182,000	1270	0	7	1961	3	6000	N	N	1920 S WALKER ST
2	059700	0500	02/09/01	\$197,000	1290	150	7	1919	3	4000	Y	N	3037 19TH AV S
2	368090	0100	11/16/01	\$263,500	1300	540	7	1971	3	6415	N	N	4133 CHEASTY BL S
2	059700	0310	05/15/02	\$250,000	1410	0	7	1953	3	8000	Y	N	3039 20TH AV S
2	912200	0620	05/21/01	\$270,500	1440	0	7	1930	5	6000	Y	N	2352 18TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	168340	0140	10/11/01	\$331,000	1540	0	7	1912	3	6000	N	N	2211 15TH AV S
2	154110	0045	03/19/02	\$282,000	1550	0	7	1925	3	5125	N	N	3218 25TH AV S
2	308300	0775	08/28/01	\$250,000	1710	0	7	1921	3	4000	N	N	2905 23RD AV S
2	754830	0281	05/15/02	\$280,000	1760	930	7	1969	3	5000	N	N	1723 STURGUS AV S
2	388190	0175	05/04/01	\$190,000	1840	0	7	1904	2	7200	N	N	1802 12TH AV S
2	531210	0030	06/20/01	\$258,000	2010	0	8	1930	3	3873	Y	N	3417 20TH AV S
2	539360	1185	11/16/01	\$310,000	2080	0	8	2001	3	5000	N	N	2326 22ND AV S
2	754830	0390	01/23/01	\$285,000	1240	820	9	2001	3	5000	N	N	1701 17TH AV S
2	388190	0415	05/15/01	\$319,998	1368	1004	9	2001	3	5403	N	N	1815 19TH AV S
2	059700	0205	02/12/02	\$400,000	1700	600	9	2001	3	4104	Y	N	3008 19TH AV S
3	983420	0680	11/21/01	\$159,975	430	0	5	1918	3	4080	N	N	3324 35TH AV S
3	795030	2280	01/18/02	\$125,000	590	0	5	1946	3	3060	N	N	4152 38TH AV S
3	514100	0571	02/26/02	\$177,000	720	0	5	1919	3	2480	N	N	1308 S SHELTON ST
3	514100	0560	07/30/01	\$130,000	800	0	5	1945	3	4650	N	N	4912 13TH AV S
3	274110	0695	12/17/01	\$155,000	1180	0	5	1918	3	3905	N	N	4971 12TH AV S
3	795030	0577	04/29/02	\$173,000	620	0	6	1908	3	3079	N	N	3819 S ANDOVER ST
3	795030	0766	05/09/01	\$169,950	620	0	6	1911	3	3146	N	N	3715 S ANDOVER ST
3	812110	0135	08/17/01	\$210,000	620	0	6	1925	3	3858	N	N	3822 37TH AV S
3	672570	0020	06/04/02	\$165,000	640	120	6	1925	3	3809	N	N	2826 29TH AV S
3	795030	0820	11/29/01	\$205,000	640	0	6	1910	4	3060	N	N	4035 38TH AV S
3	983420	0635	06/06/02	\$195,000	640	120	6	1928	3	4080	N	N	3317 36TH AV S
3	795030	2150	09/27/01	\$166,000	660	0	6	1906	3	3570	N	N	4107 39TH AV S
3	983420	0895	05/10/01	\$170,000	670	370	6	1918	3	2937	N	N	3425 34TH AV S
3	983420	0900	03/05/02	\$175,500	680	300	6	1918	3	2865	N	N	3423 34TH AV S
3	568000	0735	01/16/01	\$193,000	690	0	6	1948	3	4805	N	N	3915 14TH AV S
3	983420	0695	04/23/02	\$216,000	720	0	6	1903	4	4080	N	N	3312 35TH AV S
3	367940	0915	09/18/02	\$226,600	730	0	6	1942	3	4350	N	N	4318 14TH AV S
3	568000	0785	06/13/01	\$175,000	740	0	6	1942	3	4800	N	N	3823 14TH AV S
3	792510	0320	10/31/02	\$185,000	760	0	6	1915	3	3000	N	N	1318 S BENNETT ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	514100	0055	03/20/01	\$150,000	780	0	6	1919	3	4500	N	N	4631 13TH AV S
3	274110	0766	10/24/01	\$199,900	790	0	6	1926	3	5391	N	N	4914 CORSON AV S
3	983420	1825	05/09/02	\$222,950	790	690	6	1900	3	6120	N	N	3852 COURTLAND PL S
3	983470	0145	02/27/02	\$301,000	790	0	6	1912	3	5247	N	N	3329 37TH AV S
3	274110	0586	02/06/01	\$154,950	800	0	6	1914	4	2250	N	N	1110 S PEARL ST
3	568000	0845	04/25/01	\$184,950	800	0	6	1947	3	5760	N	N	3721 14TH AV S
3	795030	2240	03/23/02	\$152,500	810	0	6	1909	3	3060	N	N	4159 39TH AV S
3	274060	0160	07/25/01	\$176,500	830	0	6	1908	4	2201	N	N	1106 S BENNETT ST
3	367940	1135	11/20/01	\$156,000	850	0	6	1944	3	7200	N	N	4547 15TH AV S
3	128230	1085	09/16/02	\$325,000	860	0	6	1920	4	4800	N	N	3268 MCCLINTOCK AV S
3	568000	0521	09/19/01	\$229,950	870	0	6	1935	3	5640	Y	N	4003 13TH AV S
3	514100	0510	08/29/01	\$329,000	890	800	6	1917	5	3797	N	N	1312 S HUDSON ST
3	812110	0050	10/19/01	\$239,000	890	120	6	1948	3	3960	N	N	3829 38TH AV S
3	983420	0570	11/01/02	\$262,000	890	0	6	1933	4	4327	N	N	3326 YORK RD S
3	983420	0960	04/29/02	\$170,000	900	0	6	1925	3	5433	N	N	3421 35TH AV S
3	514100	0295	09/06/01	\$201,000	910	0	6	1917	3	3797	N	N	1313 S PEARL ST
3	795030	0630	09/11/01	\$210,000	920	0	6	1906	4	3060	N	N	4035 39TH AV S
3	983420	0690	03/04/02	\$294,500	930	0	6	1928	3	4080	N	N	3316 35TH AV S
3	983420	0320	09/10/02	\$229,500	940	0	6	1919	4	4080	N	N	3217 36TH AV S
3	983420	1870	07/12/01	\$181,000	950	0	6	1950	3	6120	N	N	3830 COURTLAND PL S
3	274110	0765	09/13/01	\$247,000	980	0	6	1929	3	3755	N	N	4915 12TH AV S
3	812110	0215	06/11/01	\$211,500	1010	400	6	1947	3	6180	N	N	3851 39TH AV S
3	983420	0750	06/06/01	\$185,000	1020	0	6	1948	3	4335	N	N	3329 35TH AV S
3	514100	0340	11/03/02	\$179,200	1030	0	6	1918	3	3797	N	N	1312 S DAWSON ST
3	795030	0555	10/28/02	\$272,000	1090	250	6	1912	4	5050	N	N	4008 39TH AV S
3	983420	0360	08/28/01	\$308,000	1150	0	6	1917	3	4080	N	N	3244 35TH AV S
3	983420	0710	01/04/01	\$162,000	1160	0	6	1918	3	4080	N	N	3300 35TH AV S
3	514100	0095	06/11/01	\$197,000	1200	0	6	1919	3	4000	N	N	4805 13TH AV S
3	274060	0150	10/18/01	\$205,000	1270	0	6	1900	4	4401	N	N	1110 S BENNETT ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	795030	0685	12/21/01	\$230,000	1280	0	6	1919	4	6120	N	N	4044 38TH AV S
3	570000	2170	12/19/02	\$320,000	1320	200	6	1922	4	5880	N	N	3415 S MOUNT BAKER BL
3	514100	0830	08/26/02	\$232,500	1350	0	6	1907	3	3472	N	N	4610 13TH AV S
3	568000	0705	12/27/02	\$300,000	1380	0	6	1908	3	7200	N	N	4016 13TH AV S
3	983420	0370	08/14/02	\$260,000	1400	0	6	1906	4	4080	N	N	3234 35TH AV S
3	983420	0515	04/04/01	\$183,000	1400	0	6	1920	3	4080	N	N	3218 36TH AV S
3	795030	0390	02/12/01	\$355,000	1430	180	6	1909	3	4500	N	N	4007 CASCADIA AV S
3	795030	0870	04/27/01	\$184,500	1460	0	6	1910	3	6120	N	N	4048 37TH AV S
3	795030	2155	01/29/02	\$260,000	1470	0	6	1914	4	3570	N	N	4109 39TH AV S
3	812110	0330	06/08/01	\$349,000	1470	240	6	1928	4	4635	N	N	3820 38TH AV S
3	514100	0840	03/27/01	\$254,000	1570	480	6	1919	3	4650	N	N	4612 13TH AV S
3	983420	0545	04/05/01	\$386,000	1590	160	6	1930	3	4080	Y	N	3301 37TH PL S
3	983420	0280	05/24/02	\$343,000	1780	300	6	1909	4	4573	N	N	3409 S HANFORD ST
3	570000	0345	09/09/02	\$330,000	1880	0	6	1923	4	4303	N	N	2818 30TH AV S
3	983470	0185	11/21/02	\$325,000	1910	0	6	1910	3	5262	N	N	3413 37TH AV S
3	812110	0096	12/02/02	\$349,000	2120	0	6	1923	4	4950	N	N	3803 38TH AV S
3	795030	0435	12/13/02	\$284,995	840	700	7	1957	3	3000	N	N	4031 CASCADIA AV S
3	395940	1730	05/06/02	\$200,000	880	0	7	1941	3	4304	N	N	4516 10TH AV S
3	128230	0065	02/26/01	\$230,000	910	910	7	1981	3	5858	N	N	3203 MCCLINTOCK AV S
3	395940	1630	06/22/01	\$215,000	910	120	7	1941	3	4110	N	N	1028 S SNOQUALMIE ST
3	514100	0465	11/29/01	\$209,500	920	0	7	1940	3	3596	N	N	4952 13TH AV S
3	058800	0075	05/25/01	\$226,500	930	0	7	1943	3	5290	N	N	4603 15TH AV S
3	795030	2225	03/26/01	\$209,000	940	470	7	1995	3	3060	N	N	4153 39TH AV S
3	274110	0070	01/15/02	\$249,500	960	350	7	1949	3	5000	N	N	4708 12TH AV S
3	983420	1780	05/01/02	\$249,000	960	860	7	1965	3	4080	N	N	3831 37TH AV S
3	395940	1145	01/31/01	\$211,000	980	370	7	1940	3	5520	N	N	4321 12TH AV S
3	367940	0630	03/26/01	\$223,000	990	0	7	1941	3	4106	N	N	4128 14TH AV S
3	983420	0507	08/26/02	\$231,000	990	760	7	1963	3	5406	N	N	3222 36TH AV S
3	367940	0740	12/27/01	\$236,500	1010	1010	7	1942	3	4800	N	N	4117 15TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	274110	0090	04/24/02	\$269,000	1020	1020	7	1949	4	5000	N	N	1204 S ANGELINE ST
3	274110	0050	10/05/01	\$246,000	1060	150	7	1953	3	4720	N	N	4626 CORSON AV S
3	395940	1310	05/07/02	\$265,000	1060	0	7	1940	3	5724	N	N	4133 12TH AV S
3	795030	0480	10/24/01	\$227,500	1060	600	7	1954	3	4545	N	N	3904 S DAKOTA ST
3	983420	0605	01/26/02	\$220,000	1070	1070	7	1966	3	4837	N	N	3329 YORK RD S
3	568000	0365	03/06/02	\$248,000	1080	0	7	1941	3	4800	N	N	3821 13TH AV S
3	386940	0040	05/24/02	\$273,950	1110	700	7	1948	3	5675	N	N	1053 S SNOQUALMIE ST
3	395940	0290	06/26/01	\$239,500	1150	0	7	1942	3	4800	N	N	4318 13TH AV S
3	395940	1300	10/07/02	\$300,000	1190	360	7	1940	3	7000	N	N	4137 12TH AV S
3	395940	0945	12/10/02	\$280,000	1200	840	7	1988	3	4663	N	N	4547 12TH AV S
3	514100	0695	04/04/01	\$233,000	1200	0	7	1921	3	6200	N	N	4808 13TH AV S
3	570000	1215	11/02/01	\$339,500	1210	0	7	1925	4	5000	N	N	2819 33RD AV S
3	570000	3120	11/08/01	\$440,000	1230	110	7	1921	4	5284	N	N	3600 38TH AV S
3	395940	0120	12/27/01	\$195,000	1260	0	7	1942	3	7200	N	N	4528 13TH AV S
3	386940	0035	08/16/02	\$284,950	1280	300	7	1948	3	5675	N	N	1057 S SNOQUALMIE ST
3	274060	0350	09/24/01	\$260,000	1310	720	7	1998	3	3750	N	N	5309 12TH AVE S.
3	367940	0815	06/18/01	\$249,000	1320	150	7	1950	3	6621	N	N	4150 15TH AV S
3	514100	0630	12/19/01	\$222,000	1320	910	7	1953	3	4650	N	N	4862 13TH AV S
3	983420	0155	04/10/02	\$332,000	1320	0	7	1906	4	4080	N	N	3214 33RD AV S
3	060000	0450	10/16/02	\$259,000	1390	0	7	1941	3	9842	N	N	4821 15TH AV S
3	274110	0615	07/05/01	\$240,000	1490	0	7	1931	4	5200	N	N	5017 12TH AV S
3	570000	0500	06/14/02	\$383,000	1500	0	7	1922	4	5720	N	N	3108 S MOUNT BAKER BL
3	570000	1185	09/20/02	\$446,000	1510	0	7	1913	4	5000	N	N	2853 33RD AV S
3	570000	2270	07/05/01	\$303,000	1540	0	7	1914	4	5548	N	N	3150 35TH AV S
3	395940	1279	08/27/01	\$200,000	1550	0	7	1941	3	6536	N	N	4155 12TH AV S
3	514100	0360	12/18/02	\$275,000	1560	450	7	1998	3	7595	N	N	1315 S HUDSON ST
3	570000	1230	02/27/02	\$495,000	1640	0	7	1909	4	5000	N	N	2807 33RD AV S
3	373280	0100	05/02/02	\$359,950	1660	0	7	1920	3	7054	N	N	1331 S HUDSON ST
3	570000	1200	08/27/02	\$363,500	1720	0	7	1910	3	5000	N	N	2837 33RD AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	395940	0005	12/06/01	\$225,000	1750	0	7	1942	3	3521	N	N	4557 14TH AV S
3	395940	0435	05/07/01	\$249,900	1750	1000	7	1947	4	4800	N	N	4146 13TH AV S
3	570000	3130	08/19/02	\$437,000	1750	440	7	1917	3	5200	N	N	3608 38TH AV S
3	795030	2010	09/26/02	\$215,000	1780	0	7	1965	3	3060	N	N	4159 38TH AV S
3	570000	3105	09/06/02	\$439,000	1790	0	7	1925	3	4000	N	N	3609 38TH AV S
3	570000	1235	07/05/01	\$370,000	1920	0	7	1915	4	5000	N	N	2803 33RD AV S
3	983420	0765	05/17/02	\$374,950	1950	0	7	1996	3	5572	N	N	3338 34TH AV S
3	795030	2215	06/22/01	\$317,000	1960	360	7	2001	3	3060	N	N	4143 39TH AV S
3	274110	0820	11/15/02	\$283,000	2070	0	7	1997	3	2491	N	N	4830 CORSON AV S
3	672570	0005	04/03/01	\$330,000	2270	0	7	1988	4	4548	N	N	2817 30TH AV S
3	983420	0095	10/02/02	\$425,000	2406	0	7	1909	3	6120	N	N	3231 34TH AV S
3	395940	0630	03/13/01	\$277,500	1230	1200	8	1949	3	7200	Y	N	4327 13TH AV S
3	570000	1130	05/23/02	\$385,000	1350	1000	8	1948	3	5000	N	N	2832 32ND AV S
3	367940	0605	10/10/01	\$219,950	1410	460	8	1930	3	4061	N	N	4110 14TH AV S
3	367940	0680	03/13/01	\$291,000	1410	900	8	1930	3	4800	N	N	4157 15TH AV S
3	514100	0180	08/01/01	\$285,000	1450	700	8	1996	3	4550	N	N	4919 13TH AV S
3	570000	1255	09/24/02	\$470,000	1550	0	8	1918	4	5260	N	N	3215 S MOUNT BAKER BL
3	568000	0745	04/22/02	\$299,950	1560	450	8	1999	3	4810	N	N	3907 14TH AV S
3	568000	0750	04/05/01	\$292,000	1560	450	8	1999	3	4805	N	N	3911 14TH AV S
3	570000	3000	11/23/01	\$400,000	1720	660	8	1910	3	3104	N	N	3406 37TH AV S
3	367940	0728	05/24/01	\$240,000	1780	0	8	1929	3	4800	N	N	4121 15TH AV S
3	570000	2965	04/01/02	\$470,000	1890	0	8	1908	3	4500	N	N	3327 HUNTER BL S
3	983420	0725	06/04/02	\$362,000	1910	0	8	1995	3	4080	N	N	3311 35TH AV S
3	570000	2880	04/06/01	\$769,500	1930	0	8	1914	4	4000	N	N	3233 HUNTER BL S
3	570000	2975	04/05/02	\$485,000	2010	0	8	1913	3	4500	N	N	3319 HUNTER BL S
3	795030	2320	05/17/01	\$293,000	2130	0	8	2001	3	4590	N	N	4124 38TH AV S
3	570000	3245	01/15/02	\$590,000	2210	300	8	1927	4	5500	N	N	3402 HUNTER BL S
3	983420	0300	02/25/02	\$349,950	2220	0	8	2002	3	3770	N	N	3201 36TH AV S
3	570000	3020	03/19/02	\$799,000	2440	700	8	1913	5	5000	N	N	3407 HUNTER BL S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	570000	3420	12/19/01	\$835,000	3370	500	8	1910	4	7791	N	N	3242 HUNTER BL S
3	060000	0059	10/15/01	\$325,000	1310	870	9	2001	3	5237	N	N	4865 14TH AV S
3	514100	0129	10/09/01	\$325,000	2206	0	9	2001	3	4000	N	N	4855 13TH AV S
3	812110	1395	08/13/01	\$427,000	2280	0	9	1998	3	5833	N	N	3714 37TH AV S
3	060000	0057	10/15/01	\$328,000	2352	0	9	2001	3	5239	N	N	4863 14TH AV S
4	160710	0176	05/22/02	\$150,000	530	0	5	1951	4	10593	N	N	3210 S GENESEE ST
4	160460	0685	04/24/02	\$108,000	610	0	5	1932	3	2500	N	N	4418 LETITIA AV S
4	560900	0085	12/07/01	\$197,000	710	250	5	1926	3	4697	N	N	3864 LETITIA AV S
4	160460	1190	09/16/02	\$175,000	1110	0	5	1908	5	3000	Y	N	4205 34TH AV S
4	945920	0030	09/27/01	\$153,000	480	0	6	1939	3	3800	N	N	5310 32ND AV S
4	785700	1410	10/25/02	\$165,000	520	0	6	1925	3	5512	N	N	6134 28TH AV S
4	941840	0165	06/26/01	\$133,000	620	0	6	1909	3	6864	N	N	3338 S GRAHAM ST
4	160460	0015	07/16/02	\$120,000	630	0	6	1919	3	4800	N	N	4565 33RD AV S
4	333300	2300	05/25/01	\$194,000	670	220	6	1934	3	9007	N	N	6525 33RD AV S
4	160460	0400	01/05/01	\$139,000	680	0	6	1908	4	4500	N	N	4552 34TH AV S
4	160460	0830	11/27/01	\$220,000	720	720	6	1947	4	5000	Y	N	4420 34TH AV S
4	785700	1555	04/12/01	\$168,000	720	260	6	1942	3	4559	N	N	6409 29TH AV S
4	170340	0795	06/11/01	\$235,000	730	0	6	1925	4	3300	N	N	3521 S FERDINAND ST
4	170990	0135	11/26/02	\$145,000	740	0	6	1908	3	5680	N	N	4556 35TH AV S
4	160460	1095	02/12/01	\$165,000	760	0	6	1945	4	6000	Y	N	4437 34TH AV S
4	160460	1105	05/11/01	\$188,500	770	690	6	1976	3	6000	Y	N	4441 34TH AV S
4	688890	0185	09/24/02	\$150,000	770	770	6	1951	3	5002	N	N	3533 S BENNETT ST
4	933180	0165	09/07/01	\$199,950	770	0	6	1948	3	4400	N	N	5518 32ND AV S
4	160460	0227	03/12/02	\$179,000	780	0	6	1915	3	3000	Y	N	4514 33RD AV S
4	417460	0383	10/26/02	\$199,950	790	0	6	1989	3	4518	N	N	5328 25TH AV S
4	933180	0125	09/24/01	\$145,000	790	0	6	1913	3	3700	N	N	5405 33RD AV S
4	160460	2005	07/21/01	\$172,000	800	0	6	1910	4	3041	N	N	4015 34TH AV S
4	933180	0230	11/08/02	\$232,000	810	720	6	2001	3	4100	N	N	3206 S ORCAS ST
4	222404	9024	08/22/01	\$170,000	820	0	6	1951	3	6955	N	N	3200 S RAYMOND ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	266050	0389	07/25/02	\$249,950	820	0	6	1925	4	6600	N	N	5059 RENTON AV S
4	333300	2562	09/26/02	\$162,000	830	830	6	1910	3	7080	N	N	6611 38TH AV S
4	785700	0930	03/19/01	\$183,000	830	430	6	1953	4	5480	N	N	2844 S JUNEAU ST
4	170340	0895	04/01/02	\$280,000	840	0	6	1921	5	3850	N	N	3548 S HUDSON ST
4	564960	0261	11/22/02	\$239,950	840	0	6	1913	3	9100	N	N	5252 37TH AV S
4	786650	0005	11/06/02	\$162,000	840	0	6	1941	3	5387	N	N	5503 32ND AV S
4	688890	0120	12/09/02	\$137,000	860	0	6	1913	3	4880	N	N	3540 S BENNETT ST
4	175670	0090	03/26/02	\$232,500	870	100	6	1910	4	6600	N	N	3100 S FERDINAND ST
4	160710	0145	01/12/01	\$150,000	880	880	6	1903	3	9652	N	N	4120 RENTON AV S
4	105900	0015	02/20/01	\$135,000	900	0	6	1915	3	6600	N	N	3112 S HUDSON ST
4	170340	1050	08/29/01	\$138,000	900	0	6	1902	3	3000	N	N	3235 S FERDINAND ST
4	160460	0660	06/12/02	\$181,500	910	0	6	1906	4	4500	N	N	4430 LETITIA AV S
4	160460	0605	02/22/01	\$147,100	920	0	6	1908	3	2980	N	N	4551 35TH AV S
4	118300	0055	04/10/01	\$153,500	950	0	6	1916	3	4284	N	N	3540 S BRANDON ST
4	266050	0294	02/25/02	\$169,900	950	0	6	1948	3	3150	N	N	5044 32ND AV S
4	564960	0220	02/15/01	\$185,000	960	0	6	1927	3	4600	N	N	3701 S DAWSON ST
4	564960	0225	03/09/01	\$170,000	960	0	6	1927	3	4600	N	N	3705 S DAWSON ST
4	160460	1900	07/16/02	\$216,300	970	0	6	1910	3	5400	Y	N	4057 34TH AV S
4	170340	0615	12/14/01	\$245,000	1020	0	6	1904	3	4950	N	N	3247 S EDMUNDS ST
4	105900	0045	08/27/02	\$160,000	1030	0	6	1907	3	6600	N	N	3105 S FERDINAND ST
4	266050	0326	05/09/01	\$157,500	1050	0	6	1927	3	5500	N	N	5025 RENTON AV S
4	933180	0350	07/30/02	\$215,000	1050	300	6	1916	3	5100	N	N	3217 S ORCAS ST
4	564960	0264	03/12/01	\$209,000	1060	0	6	1908	3	6165	N	N	3728 S BRANDON ST
4	564960	0440	05/03/02	\$162,800	1060	0	6	1955	3	7100	N	N	5264 39TH AV S
4	785700	1455	04/05/02	\$180,000	1060	0	6	1916	4	7625	N	N	2920 S GRAHAM ST
4	170990	0140	02/21/01	\$174,950	1080	0	6	1908	3	5360	N	N	4552 35TH AV S
4	333300	2172	04/17/01	\$167,000	1080	0	6	1979	3	6800	N	N	3553 B S MORGAN ST
4	417460	0041	10/09/01	\$225,000	1090	0	6	1926	3	19745	N	N	4726 26TH AV S
4	212404	9162	06/21/02	\$231,000	1160	600	6	1929	4	7356	N	N	5037 32ND AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	160460	0150	07/17/02	\$246,000	1180	0	6	1915	4	5960	Y	N	4554 33RD AV S
4	933180	0335	04/11/02	\$180,000	1210	0	6	1917	3	3500	N	N	3209 S ORCAS ST
4	160460	1275	03/21/02	\$235,000	1240	100	6	1983	3	3000	Y	N	4218 34TH AV S
4	170990	0174	03/23/01	\$220,000	1290	0	6	1903	3	5520	N	N	4524 35TH AV S
4	162404	9045	12/03/02	\$241,000	1310	0	6	1905	3	20520	N	N	3665 RENTON AV S
4	266050	0506	09/06/01	\$180,000	1470	0	6	1909	3	4116	N	N	5231 37TH AV S
4	393790	0105	06/05/02	\$215,000	1520	0	6	1919	3	5017	N	N	3030 S BRADFORD ST
4	933180	0140	01/24/02	\$175,000	1530	0	6	1912	3	7500	N	N	3205 S LUCILE ST
4	222404	9053	05/28/02	\$195,000	1590	0	6	1900	3	10450	N	N	5950 32ND AV S
4	160710	0180	01/31/01	\$200,000	1640	0	6	1915	3	6606	N	N	3011 S DAKOTA ST
4	274210	0305	10/11/02	\$240,000	1640	0	6	1948	3	18642	N	N	5059 30TH AV S
4	170340	1075	04/27/01	\$204,500	1660	0	6	1910	4	6600	N	N	3251 S FERDINAND ST
4	785700	3345	12/11/01	\$220,000	1710	290	6	1945	3	6340	N	N	5903 28TH AV S
4	162404	9255	12/19/02	\$205,000	820	820	7	1971	3	5040	N	N	4031 A 30TH AV S
4	429970	0085	08/10/01	\$169,000	820	0	7	1949	3	5350	N	N	3117 S GRAHAM ST
4	417460	0332	01/07/02	\$163,000	830	0	7	1953	3	5628	N	N	5231 26TH AV S
4	105900	0030	03/07/01	\$147,000	840	0	7	1959	3	6600	N	N	3102 S HUDSON ST
4	505330	0040	04/11/01	\$194,000	860	0	7	1957	4	6014	N	N	2650 S HOLLY ST
4	157110	0085	09/25/01	\$199,950	890	190	7	1953	3	3880	N	N	6039 31ST AV S
4	541410	0205	05/10/01	\$133,000	890	0	7	1981	3	3717	N	N	4733 MARTIN LUTHER KING JR WY S
4	739440	0070	08/21/01	\$223,000	900	800	7	1958	3	8000	N	N	5421 31ST AV S
4	785700	3945	08/01/01	\$187,000	900	0	7	1956	3	5617	N	N	6315 28TH AV S
4	441060	0005	11/13/01	\$200,000	910	0	7	1950	3	6989	N	N	6710 BEACON AV S
4	162404	9252	05/22/01	\$170,000	920	0	7	1971	3	5015	N	N	4047 30TH AV S
4	564960	0435	07/30/02	\$205,000	940	800	7	2000	3	9165	N	N	3912 S BRANDON ST
4	171190	0070	01/25/01	\$191,000	960	890	7	1983	3	5580	Y	N	5307 31ST AV S
4	329570	0060	04/04/01	\$299,000	960	760	7	1941	4	5525	N	N	4820 27TH AV S
4	417460	0373	05/31/02	\$264,500	970	580	7	1955	3	6622	N	N	5325 24TH AV S
4	785700	1415	12/17/02	\$230,000	990	600	7	1964	3	6678	N	N	6142 28TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	785700	4215	04/16/01	\$190,000	1000	100	7	1929	3	3640	N	N	6614 BEACON AV S
4	160460	0170	07/31/02	\$247,000	1010	650	7	1973	3	5960	Y	N	4546 33RD AV S
4	739440	0090	09/25/01	\$190,000	1010	770	7	1973	3	4000	Y	N	5411 31ST AV S
4	441060	0070	04/10/01	\$217,000	1020	720	7	1954	4	7380	N	N	6872 27TH AV S
4	785700	0455	09/14/01	\$212,000	1020	610	7	1955	3	13749	N	N	2810 S ORCAS ST
4	160460	0980	12/11/02	\$233,450	1030	690	7	1975	3	6000	N	N	4418 33RD AV S
4	170340	0858	07/17/02	\$202,050	1040	0	7	1946	3	2700	N	N	3557 S FERDINAND ST
4	417460	0267	11/11/02	\$282,500	1040	260	7	1958	3	5511	N	N	5033 27TH AV S
4	785700	0050	10/05/01	\$212,500	1040	240	7	1945	3	5650	N	N	5420 BEACON AV S
4	785700	1117	07/29/02	\$205,000	1050	0	7	1956	3	5000	N	N	5925 32ND AV S
4	344540	0320	08/14/02	\$165,000	1050	0	7	2001	3	1950	N	N	3314 S JUNEAU ST
4	344540	0330	08/20/01	\$162,000	1058	0	7	2001	3	1950	N	N	3316 S JUNEAU ST
4	417460	0371	09/28/01	\$180,000	1060	0	7	1953	3	5044	N	N	2418 S BRANDON ST
4	941840	0190	04/09/02	\$249,000	1060	700	7	1954	3	8040	N	N	6044 33RD AV S
4	333300	2440	05/23/01	\$215,000	1070	0	7	1989	3	7140	N	N	3508 A S HOLLY ST
4	785700	3665	12/17/01	\$193,500	1070	0	7	1953	3	5929	N	N	2480 S SPENCER ST
4	785700	3735	10/26/01	\$227,000	1070	360	7	1951	3	4950	N	N	2411 S SPENCER ST
4	160460	0326	04/25/02	\$242,000	1080	670	7	1995	3	4579	N	N	4549 34TH AV S
4	329570	0040	07/10/02	\$295,000	1080	880	7	1941	3	5504	Y	N	2720 S FERDINAND ST
4	417460	0369	05/03/02	\$251,500	1090	1090	7	1974	3	5509	N	N	5312 24TH AV S
4	253950	0025	08/23/02	\$215,000	1100	780	7	1957	3	5350	N	N	3901 RENTON AV S
4	344540	0350	08/13/01	\$162,000	1104	0	7	2001	3	4231	N	N	3320 S JUNEAU ST
4	344540	0250	08/02/01	\$162,000	1104	0	7	2001	3	1431	N	N	3321 S MEAD ST
4	105900	0065	12/24/02	\$190,000	1110	0	7	1997	3	3080	N	N	3119 S FERDINAND ST
4	212404	9286	08/30/01	\$213,000	1110	700	7	1982	3	8216	N	N	3001 S ANGELINE ST
4	785700	3901	09/19/02	\$260,000	1110	490	7	1955	4	8700	N	N	2532 S EDDY ST
4	171190	0298	09/10/02	\$215,000	1120	600	7	1956	3	7920	N	N	2824 S BRANDON ST
4	266050	0351	05/09/01	\$244,950	1120	810	7	1995	3	6050	N	N	5050 35TH AV S
4	367740	0419	06/07/02	\$288,000	1120	0	7	1962	3	4800	N	N	4947 24TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	549120	0120	07/22/02	\$219,950	1120	820	7	1968	3	5633	N	N	5426 26TH AV S
4	162404	9052	01/25/02	\$210,000	1140	790	7	1954	3	8730	N	N	3901 31ST AV S
4	785700	1318	11/19/02	\$299,000	1150	900	7	1970	3	5060	N	N	2815 S RAYMOND ST
4	785700	0613	03/21/01	\$240,000	1170	400	7	1960	3	6272	N	N	5476 25TH AV S
4	118300	0005	09/19/01	\$285,550	1180	320	7	1940	3	9861	N	N	5323 37TH AV S
4	333300	2363	04/09/02	\$244,950	1200	0	7	1963	3	6050	N	N	6537 33RD AV S
4	417040	0020	08/02/01	\$222,000	1200	960	7	1958	3	6000	N	N	3016 S FINDLAY ST
4	785700	2001	09/06/01	\$288,300	1200	1880	7	1980	3	8250	N	N	6770 28TH AV S
4	941840	0320	04/18/02	\$184,000	1200	0	7	1960	3	6160	N	N	6008 32ND AV S
4	428740	0030	01/08/01	\$140,000	1210	0	7	1951	3	6400	N	N	2639 S MORGAN ST
4	082900	0050	06/07/01	\$240,000	1230	1360	7	1983	3	5120	N	N	5951 29TH AV S
4	785700	3510	08/13/01	\$230,000	1230	660	7	1954	3	10143	N	N	5939 28TH AV S
4	160710	0079	12/14/01	\$246,000	1230	700	7	1996	3	5200	N	N	4022 31ST AV S
4	170990	0105	11/06/01	\$220,000	1250	200	7	1941	3	9750	N	N	3514 S ALASKA ST
4	274210	0106	09/14/01	\$285,000	1260	860	7	1995	3	6268	N	N	5210 30TH AV S
4	564960	0430	12/17/01	\$225,000	1270	1110	7	1965	3	8883	N	N	3918 S BRANDON ST
4	417460	0347	09/04/01	\$249,000	1290	820	7	1978	3	9390	N	N	2370 S BENNETT ST
4	417460	0354	03/27/01	\$200,000	1300	0	7	1960	3	6013	N	N	2419 S DAWSON ST
4	670680	0030	01/19/01	\$201,000	1300	0	7	1983	3	7480	N	N	6518 32ND AV S
4	670680	0060	06/10/02	\$228,000	1300	0	7	1982	3	5304	N	N	3209 S MORGAN ST
4	344540	0020	07/23/01	\$190,000	1304	0	7	2001	3	2839	N	N	5715 33RD AV S
4	344540	0050	07/20/01	\$191,500	1304	0	7	2001	3	3205	N	N	5723 33RD AV S
4	344540	0060	09/05/01	\$190,000	1304	0	7	2001	3	2621	N	N	5725 33RD AVE S.
4	344540	0070	08/03/01	\$190,000	1304	0	7	2001	3	2609	N	N	5727 33RD AV S
4	344540	0080	08/07/01	\$191,500	1304	0	7	2001	3	3158	N	N	5729 33RD AV S
4	344540	0150	10/25/01	\$190,000	1304	0	7	2001	3	2366	N	N	3318 S MEAD ST
4	785700	1460	09/24/01	\$283,800	1310	760	7	1993	3	5491	Y	N	2914 S GRAHAM ST
4	785700	3420	10/31/01	\$280,000	1330	500	7	1949	3	5808	N	N	2411 S RAYMOND ST
4	785700	3960	11/27/01	\$195,000	1330	690	7	1923	3	7022	N	N	2519 S GRAHAM ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	082900	0020	01/21/02	\$245,000	1340	930	7	1993	3	3898	N	N	5944 28TH AV S
4	417460	0262	10/29/02	\$299,950	1370	0	7	1951	3	5432	N	N	2615 S HUDSON ST
4	160460	1150	08/16/02	\$241,500	1380	430	7	2002	3	2070	N	N	4137 LEXINGTON PL S
4	439520	0005	12/11/01	\$245,000	1380	0	7	1949	4	6289	N	N	2717 S HUDSON ST
4	344540	0160	09/17/01	\$180,200	1384	0	7	2001	3	2525	N	N	3320 S MEAD ST
4	785700	3505	06/19/01	\$277,250	1390	800	7	1961	3	8316	N	N	2532 S RAYMOND ST
4	253950	0020	10/17/02	\$232,500	1400	600	7	1955	3	6050	N	N	3907 RENTON AV S
4	785700	0614	09/30/02	\$270,500	1400	1400	7	1965	3	7259	N	N	5514 25TH AV S
4	564960	0255	03/06/01	\$214,000	1420	0	7	1999	3	3000	N	N	5238 37TH AV S
4	274210	0145	02/27/02	\$349,000	1480	960	7	1962	3	11205	Y	N	5208 29TH AV S
4	333300	2211	03/01/02	\$285,000	1480	880	7	1997	3	7871	N	N	3511 S MORGAN ST
4	785700	3476	04/23/01	\$220,000	1480	1000	7	1968	3	8316	N	N	2544 S RAYMOND ST
4	266050	0388	03/29/02	\$270,000	1490	1010	7	2000	3	5812	Y	N	3220 16TH AVE S.
4	212404	9180	04/23/01	\$166,600	1570	0	7	1951	3	12458	N	N	4922 30TH AV S
4	505330	0030	06/29/01	\$176,000	1570	0	7	1952	3	6050	N	N	6609 28TH AV S
4	785700	0331	11/07/02	\$325,000	1580	1580	7	1964	3	8925	N	N	5801 32ND AV S
4	933180	0345	08/27/02	\$230,000	1600	0	7	1995	3	3200	N	N	5707 33RD AV S
4	417460	0380	10/11/02	\$278,900	1650	1210	7	1978	4	4239	N	N	5320 25TH AV S
4	160460	2010	12/11/01	\$249,950	1690	390	7	2002	3	2290	N	N	4013 34TH AV S
4	171190	0020	04/18/01	\$275,000	1700	790	7	1932	3	7500	N	N	5307 32ND AV S
4	417460	0085	10/25/02	\$284,000	1880	0	7	1931	3	5180	N	N	2414 S FERDINAND ST
4	417460	0200	07/25/02	\$290,000	1880	220	7	1926	3	9293	N	N	2648 S HUDSON ST
4	564960	0290	11/26/02	\$215,000	2080	0	7	1960	3	11600	N	N	3740 S BRANDON ST
4	160460	1685	07/12/02	\$263,000	2210	0	7	2002	3	5200	Y	N	4120 34TH AV S
4	329570	0100	02/07/01	\$265,000	2260	0	7	1947	3	6902	N	N	4817 27TH AV S
4	417460	0329	04/02/01	\$222,500	1050	0	8	1949	3	5942	N	N	5222 26TH AV S
4	367740	0695	07/25/01	\$230,950	1090	810	8	1951	3	4800	N	N	4886 24TH AV S
4	333300	1895	10/26/01	\$295,000	1120	810	8	1997	3	5007	N	N	6318 32ND AV S
4	439520	0040	11/27/02	\$300,000	1170	890	8	1952	3	5023	N	N	2708 S DAWSON ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	789060	0140	01/19/02	\$300,000	1188	866	8	2001	3	4773	N	N	5958 31ST AV S
4	789060	0135	04/19/02	\$305,000	1188	866	8	2001	3	4000	N	N	5954 31ST AV S
4	785700	0700	08/06/02	\$295,000	1220	520	8	1996	3	5793	N	N	2417 S ORCAS ST
4	919795	0050	08/21/01	\$256,000	1220	0	8	1999	3	5046	N	N	2910 S CHARLESTOWN ST
4	160710	0045	05/28/02	\$259,000	1230	560	8	2002	3	2625	N	N	4001 31ST AV S
4	688890	0006	05/25/01	\$221,000	1230	840	8	1930	4	5330	N	N	5202 35TH AV S
4	162404	9272	10/26/02	\$285,000	1230	830	8	1999	3	7284	N	N	3003 S COURT ST
4	393790	0015	05/30/01	\$252,000	1250	940	8	2000	3	5040	N	N	3009 S CHARLESTOWN ST
4	941840	0220	04/10/01	\$270,000	1340	900	8	2000	3	9440	N	N	6006 33RD AV S
4	752950	0080	11/23/01	\$325,000	1398	942	8	2001	3	5000	N	N	2507 S LUCILE ST
4	752950	0090	01/18/02	\$325,855	1398	942	8	2001	3	5324	N	N	2517 S LUCILE ST
4	752950	0100	02/05/02	\$325,855	1398	942	8	2001	3	5324	N	N	2501 S LUCILE ST
4	752950	0085	01/04/02	\$339,990	1398	942	8	2001	3	5000	N	N	2510 S LUCILE ST
4	743900	0045	03/28/01	\$260,000	1400	1200	8	1979	3	5406	Y	N	5447 25TH AV S
4	023500	0095	10/01/02	\$291,000	1530	470	8	1955	3	5115	N	N	2487 S EDMUNDS ST
4	160710	0053	11/06/01	\$199,950	1530	0	8	2000	3	3429	N	N	3023 S ANDOVER ST
4	160710	0051	08/01/01	\$199,950	1531	0	8	2000	3	3154	N	N	3025 S ANDOVER ST
4	162404	9275	12/19/02	\$256,000	1630	0	8	1999	3	5361	N	N	3001 A S COURT ST
4	206960	0015	10/09/01	\$320,000	1800	600	8	1948	3	5501	N	N	5010 25TH AV S
4	212404	9112	04/30/01	\$360,000	1800	0	8	1931	3	8745	Y	N	2804 S HUDSON ST
4	207010	0071	03/26/02	\$315,000	1900	420	8	1952	3	6948	N	N	4909 26TH AV S
4	785700	3953	03/20/02	\$299,950	1940	0	8	1997	3	5414	N	N	2539 S GRAHAM ST
4	274210	0151	05/24/02	\$339,000	1970	0	8	1978	3	4680	Y	N	2815 S DAWSON ST
4	329570	0116	06/19/01	\$345,000	2050	290	8	1959	3	9948	N	N	2618 S FERDINAND ST
4	789060	0160	02/20/01	\$274,950	1408	870	9	2000	3	4000	N	N	5949 32ND AV S
4	789060	0165	02/14/01	\$274,950	1408	870	9	2000	3	4000	N	N	5947 32ND AV S
4	160460	2030	11/09/01	\$289,000	2260	0	9	2000	3	5900	Y	N	4028 34TH AV S
5	333100	0115	11/21/01	\$125,000	430	0	5	1906	3	6180	N	N	3907 S BRANDON ST
5	333250	0525	10/23/01	\$115,000	500	0	5	1929	3	4725	N	N	4205 S KENNY ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	333250	0410	09/30/02	\$85,000	570	0	5	1906	3	3300	N	N	4248 S KENNY ST
5	234130	0320	06/14/02	\$160,000	790	0	5	1965	3	7500	N	N	3641 S FINDLAY ST
5	333300	1335	10/14/02	\$105,000	880	0	5	1907	2	5000	N	N	3821 S ANGEL PL
5	333100	2065	08/20/01	\$165,000	620	0	6	1918	3	5400	N	N	5817 RENTON AV S
5	333300	0846	02/15/02	\$145,000	670	0	6	1906	3	3700	N	N	3948 S WARSAW ST
5	272404	9092	07/10/02	\$173,600	700	200	6	1942	3	6300	N	N	4220 S MYRTLE ST
5	333050	0550	10/26/01	\$160,000	700	0	6	1904	4	6180	N	N	5512 42ND AV S
5	811310	0605	03/28/01	\$129,500	730	0	6	1905	3	4043	N	N	4242 S GRAHAM ST
5	100500	0125	07/29/02	\$192,250	770	0	6	1918	3	5782	N	N	4416 S OTHELLO ST
5	381240	0147	06/13/01	\$140,000	780	0	6	1927	3	4699	N	N	4300 S MORGAN ST
5	333300	0795	11/18/02	\$169,000	790	0	6	1950	3	5000	N	N	3920 S WARSAW ST
5	100500	0120	07/01/02	\$230,000	800	600	6	1922	3	5490	N	N	7149 45TH AV S
5	381240	0835	05/17/01	\$171,000	820	0	6	1947	3	8509	N	N	4233 S WILLOW ST
5	333100	0376	09/05/02	\$211,000	840	0	6	1950	3	4120	N	N	3840 S LUCILE ST
5	333100	0386	06/10/02	\$285,000	840	110	6	1950	4	4635	N	N	3844 S LUCILE ST
5	333250	0890	10/18/02	\$160,000	840	0	6	1908	3	6180	N	N	4239 S SPENCER ST
5	333050	0605	11/26/02	\$234,000	860	0	6	1925	3	4120	N	N	4234 S FINDLAY ST
5	333100	0830	03/05/02	\$194,155	860	0	6	1942	3	4635	N	N	3940 S FINDLAY ST
5	333100	0835	09/19/01	\$123,645	860	0	6	1942	3	4635	N	N	3946 S FINDLAY ST
5	381240	0796	11/25/02	\$200,000	860	0	6	1907	3	11430	N	N	4431 S WILLOW ST
5	333100	2125	01/19/01	\$141,700	880	0	6	1971	3	5200	N	N	3750 S JUNEAU ST
5	688254	0030	03/04/02	\$161,500	880	0	6	1971	3	6600	N	N	7115 44TH AV S
5	110800	0255	12/06/02	\$132,000	910	830	6	1910	3	4000	N	N	4816 S GARDEN ST
5	110500	0450	02/22/01	\$170,000	950	700	6	1946	3	9594	N	N	6808 46TH AV S
5	100500	0140	03/26/01	\$185,000	960	0	6	1919	3	5074	N	N	4412 S OTHELLO ST
5	333100	0090	06/26/01	\$197,000	970	520	6	1905	4	6180	N	N	3958 S LUCILE ST
5	333250	1040	03/27/01	\$152,500	970	0	6	1909	4	5165	N	N	4240 S BATEMAN ST
5	333100	0106	06/19/01	\$188,500	980	700	6	1905	3	5150	N	N	3915 S BRANDON ST
5	811310	0180	03/13/02	\$217,500	1010	0	6	1918	4	10656	N	N	6021 39TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	381240	0897	03/25/02	\$184,000	1020	0	6	1913	3	8056	N	N	7015 46TH AV S
5	333300	0321	08/09/02	\$192,000	1030	0	6	1911	3	3300	N	N	3903 S EDDY ST
5	811310	0770	05/08/01	\$179,500	1040	780	6	1924	3	4095	N	N	4225 S BATEMAN ST
5	333100	0665	01/17/02	\$228,500	1080	430	6	1903	4	7725	N	N	3822 S FINDLAY ST
5	333100	1575	03/12/01	\$140,000	1080	0	6	1909	3	5150	N	N	3820 S MEAD ST
5	333300	0695	08/06/02	\$172,500	1080	0	6	1911	3	4700	N	N	3929 S MORGAN ST
5	811310	0080	12/02/02	\$178,000	1090	0	6	1943	3	8268	N	N	5923 39TH AV S
5	333250	0491	09/24/01	\$194,500	1130	0	6	1921	4	4200	N	N	4227 S KENNY ST
5	381240	0568	09/14/01	\$195,000	1130	0	6	1909	3	8580	N	N	6722 44TH AV S
5	333300	0885	01/10/02	\$125,000	1140	0	6	1947	3	5000	N	N	3941 S WARSAW ST
5	110800	0270	01/29/01	\$179,950	1260	0	6	1911	4	4000	N	N	4806 S GARDEN ST
5	381240	0246	02/26/02	\$190,000	1280	0	6	1971	5	5764	N	N	4431 S EDDY ST
5	333050	1995	05/22/01	\$265,000	1310	0	6	1901	4	4800	N	N	4208 S JUNEAU ST
5	333300	0820	08/20/02	\$170,000	1310	0	6	1911	3	5000	N	N	3934 S WARSAW ST
5	333250	0330	02/11/02	\$219,300	1330	0	6	1909	4	6600	N	N	4204 S KENNY ST
5	333300	2741	06/27/01	\$180,000	1410	0	6	1928	3	7900	N	N	4012 S WILLOW ST
5	333100	0555	08/22/02	\$279,950	1420	0	6	1921	3	5150	N	N	3827 S LUCILE ST
5	333100	1947	11/01/01	\$268,900	1420	240	6	1928	3	6160	N	N	3912 S JUNEAU ST
5	110500	0690	09/27/02	\$210,000	1470	0	6	1917	3	8625	N	N	4648 S FRONTENAC ST
5	381240	0522	04/26/02	\$227,000	1590	0	6	1920	3	5350	N	N	6719 46TH AV S
5	573350	0045	02/19/02	\$185,000	1600	0	6	1941	3	4920	N	N	4614 S WARSAW ST
5	333300	0275	12/21/01	\$166,000	1760	0	6	1908	3	5000	N	N	3929 S EDDY ST
5	333100	1985	09/26/02	\$158,000	810	0	7	1952	3	4429	N	N	3815 S MEAD ST
5	333100	2021	08/23/02	\$181,000	840	0	7	1952	3	4512	N	N	3808 S JUNEAU ST
5	234180	0215	08/02/01	\$136,250	900	0	7	1942	3	5000	N	N	3625 S LUCILE ST
5	110500	0470	04/13/01	\$190,000	910	640	7	1955	3	8775	N	N	4620 S WILLOW ST
5	811310	0740	04/23/01	\$206,000	980	450	7	1951	3	6300	N	N	4223 S BATEMAN ST
5	333100	0300	02/13/02	\$208,550	1010	0	7	1917	3	4841	N	N	5420 RENTON AV S
5	333100	1175	03/28/02	\$175,000	1010	0	7	1957	3	5712	N	N	3714 S ORCAS ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	333100	1510	12/27/01	\$173,000	1020	0	7	1952	3	4900	N	N	3805 S ORCAS ST
5	110500	0445	09/19/01	\$200,000	1030	920	7	1975	3	5332	N	N	4602 S WILLOW ST
5	110800	0600	03/28/02	\$196,000	1030	0	7	1984	3	4000	N	N	4642 S OTHELLO ST
5	333250	0980	04/18/02	\$205,500	1040	1040	7	1952	3	3950	N	N	4210 S BATEMAN ST
5	381240	0062	12/09/02	\$245,000	1060	400	7	1947	4	6750	N	N	6308 44TH AV S
5	110500	0797	05/02/02	\$233,000	1070	1000	7	1980	3	6440	N	N	4626 S MYRTLE ST
5	110800	0035	06/21/01	\$258,000	1110	840	7	1977	3	5520	N	N	4629 S ORCHARD ST
5	110800	0045	09/27/02	\$225,000	1110	1040	7	1977	3	5580	N	N	4635 S ORCHARD ST
5	333300	0010	09/05/01	\$225,000	1130	1130	7	1916	3	5980	N	N	3951 S GRAHAM ST
5	381240	0671	11/12/02	\$223,000	1130	850	7	1978	3	5080	N	N	4238 S WILLOW ST
5	333100	0220	03/20/02	\$229,950	1140	600	7	1954	3	6386	N	N	3727 S BRANDON ST
5	381240	0806	08/30/01	\$190,000	1150	0	7	1942	3	6350	N	N	4413 S WILLOW ST
5	110500	0711	04/25/01	\$190,000	1160	200	7	1963	3	7375	N	N	4634 S FRONTENAC ST
5	381240	0164	12/13/02	\$215,000	1170	300	7	1957	3	6350	N	N	4227 S EDDY ST
5	381240	0241	03/25/02	\$253,000	1180	780	7	2002	3	5067	N	N	4426 S MORGAN ST
5	381240	0247	11/27/01	\$253,000	1180	800	7	2002	3	5000	N	N	4434 S MORGAN ST
5	272404	9100	08/16/01	\$200,000	1210	500	7	1963	3	10974	N	N	6912 42ND AV S
5	381240	0375	07/26/01	\$230,000	1260	470	7	1956	3	6804	N	N	6515 44TH AV S
5	381240	0853	04/16/02	\$242,000	1260	1000	7	1965	3	9246	N	N	4239 S FRONTENAC ST
5	037990	0060	01/12/01	\$220,950	1270	1070	7	1989	3	5023	N	N	7002 42ND AV S
5	333100	0485	07/12/01	\$230,000	1310	900	7	1992	3	4240	N	N	5519 RENTON AV S
5	234130	0475	09/26/02	\$225,000	1340	1030	7	1988	3	5000	N	N	3642 S FINDLAY ST
5	333100	2335	01/18/01	\$209,950	1340	520	7	1999	3	2575	N	N	3917 S ORCAS ST
5	333050	0500	03/25/02	\$260,000	1350	0	7	1918	3	3090	N	N	4229 S LUCILE ST
5	381240	0610	12/05/01	\$182,646	1350	0	7	1967	3	6223	N	N	4218 S BRIGHTON ST
5	381240	0855	09/27/01	\$219,950	1350	800	7	1958	3	7526	N	N	7025 44TH AV S
5	333050	1170	10/17/02	\$290,000	1450	420	7	1905	3	6180	N	N	4203 S FINDLAY ST
5	381240	0865	12/03/01	\$255,000	1450	1024	7	2002	3	6275	N	N	7012 44TH AV S
5	110500	0355	09/13/01	\$209,950	1470	0	7	1971	3	5125	N	N	4607 S MORGAN ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	333050	0420	04/24/02	\$226,500	1540	200	7	1999	3	3090	N	N	4230 S LUCILE ST
5	381240	0245	11/24/01	\$207,900	1550	500	7	1947	3	7123	N	N	4432 S MORGAN ST
5	333050	1111	12/11/02	\$268,000	1570	0	7	1906	3	5150	N	N	4239 S FINDLAY ST
5	333050	1190	09/26/01	\$192,999	1600	0	7	1906	3	6180	N	N	4208 S ORCAS ST
5	333050	1160	04/05/01	\$285,000	1650	0	7	1920	3	6180	N	N	4209 S FINDLAY ST
5	333250	0620	06/27/01	\$240,000	1680	0	7	1903	4	5880	N	N	4248 S RAYMOND ST
5	333100	0685	06/26/01	\$212,000	1791	0	7	2001	3	2575	N	N	3830 S FINDLAY ST
5	381240	0682	09/04/01	\$248,500	1117	756	8	2001	3	5010	N	N	4260 S WILLOW ST
5	272404	9154	05/25/01	\$255,500	1388	672	8	2001	3	5880	N	N	6610 46TH AV S
5	381240	0376	10/17/01	\$299,000	1460	0	8	1900	4	13716	N	N	4327 S MORGAN ST
5	381240	0863	03/26/02	\$283,950	1640	600	8	1955	3	13640	N	N	4413 S FRONTENAC ST
5	381240	0749	05/14/01	\$335,000	2520	0	9	2000	3	5243	N	N	6807 46TH AV S
6	733840	0346	09/27/02	\$128,000	800	0	5	1925	3	3240	N	N	7908 BEACON AV S
6	400600	0540	04/19/01	\$180,000	740	740	6	1940	4	5280	N	N	8421 39TH AV S
6	810190	0260	10/28/02	\$176,000	770	0	6	1950	3	6250	N	N	3924 S PILGRIM ST
6	810190	0516	10/12/01	\$127,500	800	0	6	1954	3	7772	N	N	3702 S PERRY ST
6	400600	0244	12/18/02	\$161,000	860	0	6	1976	3	5280	N	N	8337 MARTIN LUTHER KING JR WY S
6	724350	0015	10/31/02	\$239,450	860	370	6	1923	3	5472	Y	N	8034 BEACON AV S
6	060300	0010	07/10/02	\$180,000	870	0	6	1915	3	4300	N	N	8804 37TH AV S
6	400600	0476	09/18/01	\$160,000	940	0	6	1947	3	6250	N	N	8431 42ND AV S
6	060300	0040	01/22/01	\$182,000	960	750	6	1944	3	7600	N	N	8920 BEACON AV S
6	060300	0095	11/30/01	\$169,900	1020	0	6	1952	3	3761	N	N	8915 BEACON AV S
6	060300	0378	09/18/02	\$164,000	1040	0	6	1946	3	3920	N	N	9219 38TH AV S
6	060300	0675	09/25/01	\$170,000	1040	0	6	1937	3	5352	N	N	9439 39TH AV S
6	060300	1205	03/27/01	\$183,500	1190	0	6	1918	3	4800	Y	N	9036 39TH AV S
6	342404	9017	09/20/01	\$200,000	1300	0	6	1904	4	5800	N	N	8648 BEACON AV S
6	400600	0618	11/12/02	\$177,000	1400	0	6	1927	4	5115	N	N	8319 39TH AV S
6	400600	0317	05/17/01	\$180,000	1810	0	6	1920	4	6717	N	N	7917 RENTON AV S
6	060300	1050	08/07/01	\$165,000	780	0	7	1949	3	4000	N	N	8833 39TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	804860	0060	04/22/02	\$168,000	780	140	7	1950	3	6234	N	N	8635 38TH AV S
6	303120	0130	08/28/02	\$189,999	800	0	7	1938	3	8906	N	N	7209 35TH AV S
6	785700	3105	06/25/01	\$199,000	890	220	7	1952	3	6873	N	N	7262 BEACON AV S
6	342404	9118	03/22/02	\$239,950	900	280	7	1964	3	8930	N	N	3619 S CLOVERDALE ST
6	400600	0508	02/21/02	\$197,000	900	390	7	1954	3	5594	N	N	3802 S CLOVERDALE ST
6	060300	1975	08/23/02	\$230,000	970	970	7	1974	3	6485	Y	N	9015 CARKEEK DR S
6	303120	0111	10/17/02	\$241,300	1010	1010	7	1965	3	5400	N	N	7230 33RD AV S
6	060300	0545	08/31/01	\$165,000	1020	1000	7	1958	3	5000	N	N	9420 37TH AV S
6	342404	9060	05/14/02	\$215,000	1020	500	7	1957	3	6040	N	N	8024 36TH AV S
6	400600	0572	11/26/01	\$226,000	1040	640	7	1964	3	5850	N	N	8306 37TH AV S
6	060300	1445	05/15/01	\$182,000	1050	0	7	1925	3	4400	N	N	9324 39TH AV S
6	400600	0472	05/25/01	\$180,000	1060	0	7	1963	3	8050	N	N	8607 42ND AV S
6	060300	0540	09/30/02	\$203,300	1070	250	7	1958	3	5000	N	N	9416 37TH AV S
6	060300	1725	02/06/02	\$185,000	1070	0	7	1934	3	5800	N	N	9440 CARKEEK DR S
6	688251	0080	04/06/01	\$175,000	1080	1010	7	1979	3	5195	N	N	4226 S ELMGROVE ST
6	400600	0262	05/29/01	\$210,000	1090	830	7	1977	3	8378	N	N	8324 MARTIN LUTHER KING JR WY S
6	400600	0264	08/24/01	\$227,500	1090	790	7	1977	3	6490	N	N	8330 MARTIN LUTHER KING JR WY S
6	342404	9056	11/06/02	\$175,000	1170	0	7	1951	3	6893	N	N	8664 BEACON AV S
6	713980	0035	11/15/01	\$209,950	1170	200	7	1958	3	5143	N	N	8354 37TH AV S
6	733840	0215	03/06/02	\$229,000	1220	0	7	1951	4	7500	N	N	3510 S CHICAGO ST
6	400600	0236	07/19/02	\$258,000	1230	880	7	1992	3	5127	N	N	8424 MARTIN LUTHER KING JR WY S
6	400600	0569	11/03/01	\$236,000	1250	500	7	1986	3	5589	N	N	8304 37TH AV S
6	400600	0421	12/21/01	\$229,000	1260	700	7	1968	3	6270	N	N	3945 S THISTLE ST
6	810190	0275	04/18/02	\$155,000	1360	0	7	1980	3	6250	N	N	3912 S PILGRIM ST
6	810190	0045	06/26/02	\$230,000	1380	0	7	1937	3	5400	N	N	3916 S BURNS ST
6	810190	0220	08/19/02	\$228,000	1400	520	7	1955	3	6000	N	N	3964 S PILGRIM ST
6	272404	9040	06/12/02	\$240,000	1420	1340	7	1966	3	12096	N	N	7310 35TH AV S
6	060300	1425	08/23/01	\$196,500	1440	910	7	1980	3	8800	N	N	9306 39TH AV S
6	733840	0420	10/02/01	\$240,000	1440	1000	7	1971	3	3749	N	N	3501 S MONROE ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	303120	0025	02/20/02	\$295,000	1560	240	7	1921	3	8760	N	N	7130 32ND AV S
6	060300	1095	11/04/02	\$237,700	1620	780	7	1993	3	4800	N	N	8806 39TH AV S
6	060300	1215	06/27/02	\$255,000	1908	0	7	1996	3	4160	N	N	9106 BEACON AV S
6	060300	1354	10/18/01	\$258,150	2070	0	7	1947	3	7150	Y	N	9212 39TH AV S
6	810190	0095	10/24/02	\$210,000	1170	340	8	1954	3	6000	N	N	3716 S BURNS ST
6	060300	2015	08/22/01	\$257,000	1250	840	8	1999	3	4400	N	N	8823 41ST AV S
6	785700	3003	04/20/01	\$304,000	1254	812	8	2000	3	5003	N	N	3012 S OTHELLO ST
6	272404	9073	11/15/01	\$329,880	1276	1030	8	2001	3	8113	N	N	7763 37TH AV S
6	400600	0268	01/18/02	\$295,000	1322	870	8	2001	3	5390	N	N	8319 RENTON AV S
6	810190	0519	02/18/02	\$247,000	1340	800	8	1998	3	7500	N	N	3715 S PERRY ST
6	383960	0076	06/03/02	\$339,950	1730	670	8	2001	3	6325	Y	N	8434 36TH AV S
6	383960	0074	08/31/01	\$330,000	1890	810	8	2001	3	6329	Y	N	8430 36TH AV S
6	400600	0193	02/05/01	\$282,500	2150	0	8	1994	3	4600	N	N	4211 S CLOVERDALE ST
7	400600	0081	10/03/02	\$98,000	530	0	5	1929	3	3500	N	N	4420 S CAMANO PL
7	724350	0255	11/02/01	\$112,000	530	0	5	1922	3	5360	N	N	8037 BEACON AV S
7	144350	0540	04/19/02	\$155,000	740	0	5	1988	3	7605	N	N	4815 S AUSTIN ST
7	160160	0190	01/23/02	\$120,000	770	0	5	1912	3	7500	N	N	7977 46TH AV S
7	524880	0790	09/11/01	\$129,500	470	0	6	1926	3	4000	N	N	5527 23RD AV S
7	144350	0080	04/18/02	\$120,000	480	0	6	1921	3	5379	N	N	4837 S CHICAGO ST
7	144350	0150	02/21/02	\$149,950	630	400	6	1932	3	5511	N	N	4806 S KENYON ST
7	040200	0040	05/25/01	\$184,000	700	0	6	1950	3	5900	N	N	4402 S ROSE ST
7	665900	0050	09/26/02	\$179,200	700	0	6	1918	3	5250	N	N	8632 45TH AV S
7	754980	0485	11/13/01	\$170,000	700	140	6	1910	3	4536	N	N	5320 15TH AV S
7	754980	1510	10/08/02	\$150,000	710	500	6	1918	3	6720	N	N	5519 18TH AV S
7	175370	0565	02/12/02	\$170,500	720	150	6	1940	3	5000	N	N	2440 S WARSAW ST
7	524880	0290	02/14/02	\$220,250	720	670	6	1942	3	4000	N	N	5532 20TH AV S
7	713530	0275	11/12/02	\$143,450	720	0	6	1908	3	5000	N	N	8306 49TH AV S
7	341960	0080	06/06/02	\$109,000	730	0	6	1921	3	5070	N	N	8439 46TH AV S
7	524880	0425	10/11/01	\$186,000	730	0	6	1942	3	4000	N	N	5519 21ST AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	724350	0270	03/23/01	\$137,000	740	0	6	1924	3	4920	N	N	8034 34TH AV S
7	754980	2585	02/14/02	\$192,500	740	740	6	1910	4	6480	N	N	5834 16TH AV S
7	000740	0115	09/17/01	\$175,000	760	0	6	1916	3	8900	N	N	8611 BEACON AV S
7	262404	9060	08/14/02	\$123,050	780	0	6	1921	3	6192	N	N	5111 S MEDLEY CT
7	354090	0035	07/30/01	\$130,000	780	0	6	1912	3	4815	N	N	7631 46TH AV S
7	400600	0093	07/15/02	\$152,000	780	0	6	1949	3	6420	N	N	8417 RENTON AV S
7	733840	1175	03/06/02	\$189,000	780	0	6	1929	3	5000	N	N	3205 S PORTLAND ST
7	754980	1450	03/13/01	\$173,990	790	0	6	1911	4	6720	N	N	5553 18TH AV S
7	040200	0285	06/20/01	\$173,000	800	190	6	1950	3	5200	N	N	4413 S ROSE ST
7	100500	0006	03/22/02	\$175,000	800	100	6	1945	3	6204	N	N	7309 46TH AV S
7	144350	0390	10/05/01	\$160,000	800	0	6	1920	3	6232	N	N	4824 S CHICAGO ST
7	754980	1110	07/11/02	\$179,980	800	0	6	1910	3	6720	N	N	5532 18TH AV S
7	144350	0100	03/15/01	\$137,000	820	0	6	1919	3	5379	N	N	4823 S CHICAGO ST
7	342404	9057	12/13/02	\$122,000	820	0	6	1950	3	5964	N	N	4831 S KENYON ST
7	342010	0110	04/24/02	\$165,000	830	200	6	1919	3	9000	N	N	8603 RENTON AV S
7	341960	0135	10/31/01	\$184,000	840	400	6	1906	4	4257	N	N	8414 46TH AV S
7	524880	0665	04/17/02	\$179,950	840	0	6	1950	3	4000	N	N	5522 22ND AV S
7	733840	1790	01/16/01	\$156,000	840	0	6	1942	3	5000	N	N	3058 S HOLDEN ST
7	088600	0110	08/29/02	\$195,000	860	290	6	1943	3	7103	N	N	2931 S WEBSTER ST
7	171490	0235	01/03/02	\$181,000	860	0	6	1911	3	7840	N	N	5810 18TH AV S
7	341960	0065	05/24/01	\$129,000	860	0	6	1937	3	6500	N	N	8435 46TH AV S
7	373280	0451	02/15/01	\$149,450	870	0	6	1943	2	8925	N	N	1717 S SHELTON ST
7	394290	0095	09/19/02	\$229,950	880	100	6	1941	3	7755	N	N	6123 BEACON AV S
7	175370	0525	09/20/01	\$242,000	900	900	6	1945	3	8400	N	N	2424 S WARSAW ST
7	562110	0030	08/06/02	\$130,000	900	0	6	1910	3	3700	N	N	8124 49TH AV S
7	000520	0082	11/22/02	\$210,000	910	0	6	1948	3	6250	Y	N	6924 SWIFT AV S
7	754980	0835	03/22/01	\$179,950	910	0	6	1908	3	4794	N	N	5314 18TH AV S
7	144350	0905	11/08/02	\$172,500	920	100	6	1926	3	4960	N	N	4602 S CHICAGO ST
7	282210	0055	01/16/01	\$169,000	920	0	6	1907	3	2425	N	N	6035 24TH AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	373280	0350	12/16/02	\$157,000	920	0	6	1938	3	5494	N	N	1510 S SHELTON ST
7	333600	1310	08/24/01	\$184,000	930	0	6	1975	3	4500	N	N	8745 HAMLET AV S
7	713530	0085	08/16/01	\$135,000	930	0	6	1908	3	4500	N	N	8127 48TH AV S
7	342404	9042	12/18/02	\$160,000	940	0	6	1918	3	3978	N	N	4807 S KENYON ST
7	055500	0090	08/25/01	\$165,000	950	0	6	1909	3	8684	N	N	2211 S GRAHAM ST
7	171490	0445	04/15/02	\$185,000	950	600	6	1918	3	6960	N	N	5918 19TH AV S
7	944830	0115	01/24/01	\$122,000	950	0	6	1908	2	4500	N	N	5213 17TH AV S
7	713530	0065	12/12/02	\$188,000	960	0	6	1918	4	7790	N	N	4706 S ROSE ST
7	770760	0071	12/02/02	\$192,600	960	0	6	1953	3	5000	N	N	2401 S GRAHAM ST
7	373280	0420	05/21/02	\$185,950	970	0	6	1944	3	6834	N	N	1736 S SHELTON ST
7	167340	0060	07/17/02	\$135,000	980	0	6	1930	3	4000	N	N	8603 BEACON AV S
7	160160	0030	06/13/01	\$199,900	990	0	6	1919	3	6000	N	N	4609 S KENYON ST
7	262404	9214	08/23/01	\$173,000	1000	290	6	1921	3	9500	N	N	7422 RAINIER AV S
7	333600	1035	05/10/01	\$200,000	1000	190	6	1944	3	3000	N	N	8612 WABASH AV S
7	144350	0845	03/12/01	\$189,950	1010	400	6	1908	3	6050	N	N	7715 48TH AV S
7	040200	0270	12/17/02	\$140,000	1020	0	6	1950	3	5199	N	N	4453 S ROSE ST
7	373280	0210	12/13/02	\$234,000	1040	120	6	1938	3	7221	N	N	1537 S PEARL ST
7	160160	0080	02/21/01	\$170,000	1050	0	6	1925	4	9300	N	N	7920 46TH AV S
7	944830	0146	08/30/02	\$255,000	1060	1060	6	1907	3	4540	N	N	1503 S DAWSON ST
7	000740	0121	06/21/01	\$175,250	1070	0	6	1948	4	7082	N	N	8637 BEACON AV S
7	333600	1070	07/26/02	\$233,000	1070	0	6	1917	4	6000	N	N	8632 WABASH AV S
7	524880	0410	08/15/02	\$205,500	1070	0	6	1951	3	4000	N	N	5531 21ST AV S
7	333600	0957	10/30/02	\$159,900	1100	0	6	1908	3	6000	N	N	8410 WABASH AV S
7	144350	0650	06/19/02	\$182,000	1120	0	6	1918	3	5605	N	N	4830 S AUSTIN ST
7	088600	0085	12/16/02	\$240,000	1150	0	6	1943	4	8487	N	N	2900 S AUSTIN ST
7	144350	0085	06/27/02	\$134,000	1150	0	6	1911	3	5379	N	N	4835 S CHICAGO ST
7	262404	9055	02/19/02	\$234,000	1150	0	6	1920	3	7020	N	N	5130 S WILDWOOD LN
7	265800	0230	05/23/01	\$165,000	1150	0	6	1915	3	4680	N	N	8112 50TH AV S
7	333600	1170	08/27/02	\$235,000	1150	0	6	1943	3	6300	N	N	8453 GRATTAN PL S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	733840	0725	10/28/02	\$240,000	1150	1120	6	1931	5	5000	N	N	3225 S KENYON ST
7	175370	0555	05/21/01	\$175,000	1190	0	6	1941	4	9640	N	N	2437 S MORGAN ST
7	144350	0095	08/24/01	\$143,000	1240	0	6	1909	3	5379	N	N	4827 S CHICAGO ST
7	324160	0145	08/25/02	\$228,530	1270	600	6	1959	3	6000	N	N	8812 36TH AV S
7	754980	1675	07/24/01	\$153,000	1270	0	6	1919	2	6720	N	N	5563 17TH AV S
7	258930	0225	06/05/01	\$207,440	1290	0	6	1925	3	7452	N	N	7416 46TH AV S
7	060000	0505	02/05/02	\$185,000	1300	0	6	1908	3	9867	N	N	1547 S ANGELINE ST
7	157770	0165	11/28/01	\$160,000	1320	0	6	1906	2	10240	N	N	2007 S JUNEAU ST
7	258930	0245	08/01/02	\$219,000	1330	0	6	1906	3	15520	N	N	4628 S AUSTIN ST
7	171490	0850	07/01/02	\$214,900	1360	0	6	1965	4	6360	Y	N	6038 19TH AV S
7	944830	0130	12/12/02	\$215,000	1370	0	6	1909	3	7250	N	N	1535 S DAWSON ST
7	000520	0083	03/22/02	\$280,000	1380	580	6	1942	5	15300	Y	N	6730 MARS AV S
7	754980	0340	02/22/02	\$230,000	1390	0	6	1910	4	6000	N	N	5316 14TH AV S
7	333600	1300	08/29/02	\$180,000	1540	0	6	1926	3	6000	N	N	8751 HAMLET AV S
7	333600	1050	12/26/01	\$170,000	1860	0	6	1908	3	8000	N	N	8626 WABASH AV S
7	524880	0040	02/25/02	\$179,950	740	0	7	1954	3	5000	N	N	5401 23RD AV S
7	324160	0026	05/20/02	\$155,000	770	0	7	1959	3	5000	N	N	8827 36TH AV S
7	170840	0590	03/15/02	\$170,000	810	0	7	1941	3	5225	N	N	2115 S BRANDON ST
7	390410	0011	06/12/01	\$195,000	820	190	7	1951	3	6750	N	N	7609 46TH AV S
7	785700	3765	05/23/02	\$197,850	850	280	7	1954	3	5848	N	N	6016 24TH AV S
7	754980	0075	07/12/01	\$195,000	860	0	7	1928	3	4590	N	N	1508 S BENNETT ST
7	941290	0027	12/09/02	\$207,000	860	300	7	1951	3	5676	N	N	5131 S OTHELLO ST
7	100500	0027	07/23/01	\$157,000	880	0	7	1971	3	5450	N	N	7326 45TH AV S
7	100500	0031	07/27/01	\$135,150	880	0	7	1971	3	5450	N	N	7330 45TH AV S
7	869280	0015	04/05/02	\$200,000	880	390	7	1955	3	7176	N	N	5915 23RD AV S
7	170840	0955	07/01/02	\$185,400	890	0	7	1941	3	5760	N	N	2012 S BRANDON ST
7	724350	0250	02/28/02	\$203,800	890	540	7	1954	3	5320	N	N	8031 BEACON AV S
7	170840	0045	02/05/01	\$166,000	900	0	7	1941	3	5335	N	N	4837 20TH AV S
7	170840	0695	11/26/01	\$199,950	900	0	7	1941	3	5225	N	N	2137 S PEARL ST

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	713530	0220	02/19/02	\$185,000	910	670	7	1967	3	4400	N	N	8317 49TH AV S
7	060000	0285	08/06/01	\$172,000	920	0	7	1954	3	7960	N	N	1544 S FERDINAND ST
7	170840	0935	08/06/01	\$194,500	920	0	7	1941	4	5225	N	N	2116 S BRANDON ST
7	680410	0125	05/25/01	\$160,000	920	0	7	1955	3	5670	N	N	4511 S TRENTON ST
7	212404	9199	12/02/02	\$224,000	930	930	7	1960	3	8840	N	N	6105 23RD AV S
7	944830	0021	05/01/01	\$214,950	930	0	7	1938	4	3920	N	N	5119 15TH AV S
7	400600	0144	07/02/02	\$164,500	940	0	7	1954	3	8250	N	N	8639 RENTON AV S
7	170840	0370	05/21/01	\$199,950	950	0	7	1941	3	7954	N	N	2006 S PEARL ST
7	754980	0565	01/02/02	\$215,000	950	0	7	1930	3	4860	N	N	5321 16TH AV S
7	282210	0075	05/09/01	\$172,500	970	0	7	1966	4	4850	N	N	6023 24TH AV S
7	733840	1025	03/19/02	\$179,000	990	0	7	1953	3	5200	N	N	3206 S CHICAGO ST
7	733840	0435	10/03/02	\$205,000	1010	0	7	1958	3	6062	N	N	8007 BEACON AV S
7	733840	2690	02/14/02	\$230,000	1010	620	7	1979	3	7071	N	N	2855 S PORTLAND ST
7	186740	0035	06/06/02	\$250,000	1020	300	7	1947	3	6270	N	N	5526 23RD AV S
7	713530	0080	01/22/01	\$186,000	1030	700	7	1967	3	5000	N	N	8133 48TH AV S
7	286110	0055	04/15/02	\$195,000	1040	0	7	1954	4	5100	N	N	6100 23RD AV S
7	789630	0020	06/25/01	\$245,000	1040	0	7	1946	4	10800	N	N	8687 BEACON AV S
7	333600	0965	12/02/02	\$200,000	1050	410	7	1951	3	9000	N	N	8416 WABASH AV S
7	733840	2135	08/28/02	\$257,500	1070	1030	7	1976	3	6100	N	N	3035 S PORTLAND ST
7	367790	0140	03/27/01	\$185,000	1080	0	7	1947	3	3610	N	N	1925 S ALASKA ST
7	400600	0020	06/21/01	\$169,000	1080	0	7	1955	3	5080	N	N	4411 S KENYON ST
7	170840	0050	10/11/02	\$242,000	1100	0	7	1941	3	5335	N	N	4843 20TH AV S
7	170840	0070	06/14/02	\$225,500	1100	700	7	1941	3	5335	N	N	4865 20TH AV S
7	170840	0230	04/29/02	\$200,000	1100	0	7	1941	3	7260	N	N	4852 20TH AV S
7	733840	0820	02/27/02	\$199,950	1100	760	7	1979	3	5000	N	N	7812 32ND AV S
7	175370	0516	12/10/01	\$225,000	1110	150	7	1953	3	5040	N	N	6512 24TH AV S
7	713530	0025	04/03/01	\$139,000	1110	0	7	1950	3	4750	N	N	8134 48TH AV S
7	733840	2887	02/26/01	\$223,000	1110	750	7	1980	3	5910	Y	N	2840 S HOLDEN ST
7	524880	0805	04/24/01	\$211,950	1116	810	7	1927	4	4000	N	N	5517 23RD AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	170840	0990	08/26/02	\$237,200	1120	490	7	1941	3	5280	N	N	5210 20TH AV S
7	170840	1045	11/14/02	\$231,000	1120	850	7	1941	3	7840	N	N	2005 S PEARL ST
7	212404	9128	08/23/02	\$260,000	1120	200	7	1936	3	6150	N	N	5413 BEACON AV S
7	944830	0131	04/16/02	\$213,888	1120	220	7	1955	3	7250	N	N	1529 S DAWSON ST
7	160160	0170	12/13/02	\$234,800	1130	890	7	1961	3	9300	N	N	7967 46TH AV S
7	944830	0072	12/05/01	\$339,950	1130	1130	7	1960	4	10985	N	N	1744 S DAWSON ST
7	170840	0930	10/16/02	\$192,000	1140	0	7	1941	3	5225	N	N	2122 S BRANDON ST
7	060000	0170	02/08/02	\$249,000	1160	120	7	1961	3	12566	N	N	1715 S FERDINAND ST
7	060000	0495	04/11/01	\$235,000	1160	700	7	1966	3	8709	N	N	1539 S ANGELINE ST
7	400600	0088	08/01/02	\$249,950	1160	800	7	1995	3	5731	N	N	4431 S CAMANO PL
7	400600	0101	07/26/02	\$254,000	1160	880	7	1996	3	7297	N	N	8428 RENTON AVE S.
7	785700	3146	06/14/01	\$258,000	1160	1090	7	1983	3	5234	N	N	7247 BEACON AV S
7	000520	0113	04/29/02	\$260,000	1170	600	7	1965	3	7700	N	N	2529 S WILLOW ST
7	060000	0161	10/09/01	\$200,000	1170	0	7	1954	3	3206	N	N	4904 17TH AV S
7	733840	1925	03/20/01	\$180,000	1170	0	7	1962	3	7500	N	N	3029 S HOLDEN ST
7	170840	0360	10/17/02	\$219,000	1180	0	7	1941	3	6175	N	N	2016 S PEARL ST
7	284150	0070	05/13/02	\$255,000	1180	1180	7	1978	3	7483	Y	N	6715 VISTA AV S
7	333600	0545	12/09/02	\$232,000	1200	0	7	1921	3	7500	N	N	8338 WOLCOTT AV S
7	342404	9002	09/13/01	\$210,000	1200	0	7	1977	3	7650	N	N	4625 S KENYON ST
7	342404	9076	01/25/02	\$184,000	1200	0	7	1956	3	4968	N	N	7934 48TH AV S
7	754980	1050	10/03/01	\$240,000	1200	800	7	1968	4	9401	N	N	1906 S ORCAS ST
7	373280	0537	07/25/01	\$259,000	1220	720	7	1955	3	5800	N	N	5100 17TH AV S
7	390410	0015	02/27/01	\$189,950	1240	800	7	1963	3	5100	N	N	7522 45TH AV S
7	179570	0120	06/21/01	\$220,000	1250	780	7	1968	3	5000	N	N	7048 COVELLO DR S
7	941240	0089	06/07/01	\$245,590	1250	900	7	1958	3	6204	N	N	7748 52ND AV S
7	342404	9140	11/20/02	\$189,000	1260	0	7	1971	3	6216	N	N	7950 47TH AV S
7	352404	9159	05/11/01	\$299,000	1260	700	7	1978	4	7695	N	N	7935 SEWARD PARK AV S
7	524880	0005	06/29/01	\$169,000	1260	0	7	1949	3	6000	N	N	5410 22ND AV S
7	170840	0825	08/06/01	\$200,000	1280	0	7	1941	3	6660	N	N	5111 COLUMBIA DR S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	262166	0040	07/31/02	\$255,000	1300	830	7	1991	3	6222	N	N	4451 S CAMANO PL
7	373280	0501	07/11/02	\$280,000	1320	560	7	1974	4	8120	Y	N	4983 19TH AV S
7	390410	0028	02/26/01	\$205,000	1320	1060	7	1967	3	5600	N	N	7528 44TH AV S
7	524880	0415	01/24/01	\$225,000	1320	110	7	1924	3	4000	N	N	5521 21ST AV S
7	170840	0985	12/19/02	\$233,800	1330	0	7	1941	3	5280	N	N	5216 20TH AV S
7	431110	0130	07/12/01	\$230,000	1330	800	7	1993	3	4674	N	N	4412 S THISTLE PL
7	170840	0410	05/03/02	\$200,000	1340	0	7	1941	3	5500	N	N	5111 20TH AV S
7	171490	0810	01/08/01	\$232,000	1340	820	7	1979	3	6534	Y	N	6012 19TH AV S
7	390410	0034	10/15/01	\$200,950	1350	770	7	1965	3	5600	N	N	7527 44TH AV S
7	170840	0165	07/03/02	\$169,950	1360	0	7	1941	3	5916	N	N	4855 COLUMBIA DR S
7	373280	0495	08/15/01	\$295,000	1360	1360	7	1970	4	8120	N	N	4977 19TH AV S
7	754980	1517	05/14/02	\$254,000	1360	760	7	1964	3	4961	N	N	5513 18TH AV S
7	814730	0030	06/24/02	\$179,950	1400	0	7	1984	3	5469	N	N	8435 GRATTAN PL S
7	212370	0198	02/22/02	\$196,500	1420	400	7	1954	3	7260	N	N	8458 48TH AV S
7	258930	0208	08/16/02	\$310,952	1430	940	7	2002	3	5292	N	N	4631 S FONTANELLE ST
7	212404	9046	12/11/02	\$240,000	1440	980	7	1964	3	6132	N	N	5104 19TH AV S
7	733840	1875	01/26/01	\$203,000	1440	0	7	2000	3	2500	N	N	3047 S HOLDEN ST
7	110800	0745	12/03/01	\$227,000	1450	0	7	1912	3	4800	N	N	4817 S OTHELLO ST
7	170840	0160	11/14/02	\$230,000	1450	350	7	1941	3	5150	N	N	4851 COLUMBIA DR S
7	258930	0207	08/16/02	\$289,000	1450	940	7	2002	3	5001	N	N	4627 S FONTANELLE ST
7	160160	0349	07/26/02	\$185,950	1460	0	7	1919	3	10752	N	N	8333 46TH AV S
7	160160	0175	07/24/02	\$218,950	1470	0	7	1928	3	9300	N	N	7966 46TH AV S
7	754980	1465	05/20/02	\$205,000	1480	0	7	1996	3	3360	N	N	5543 18TH AV S
7	754980	0762	11/08/02	\$242,000	1490	0	7	1913	3	4600	N	N	5310 18TH AV S
7	060000	0280	12/04/01	\$176,000	1540	0	7	1954	3	7357	N	N	1552 S FERDINAND ST
7	170840	0525	01/24/02	\$213,000	1540	0	7	1941	3	5472	N	N	5306 COLUMBIA DR S
7	400600	0123	07/18/02	\$233,500	1560	0	7	1989	3	5916	N	N	8630 44TH AV S
7	733840	2360	12/20/02	\$265,000	1570	810	7	1991	3	5000	N	N	3041 S CHICAGO ST
7	941240	0062	06/21/02	\$200,000	1670	0	7	1962	3	6270	N	N	7775 52ND AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	144350	0130	12/27/02	\$227,500	1680	960	7	1910	3	5022	N	N	4805 S CHICAGO ST
7	333600	0210	01/09/02	\$235,000	1720	0	7	2001	3	3000	N	N	8333 WOLCOTT AV S
7	212404	9256	08/23/02	\$253,000	1760	0	7	1967	3	6160	N	N	5832 22ND AV S
7	000520	0065	10/10/02	\$275,000	1800	0	7	1941	3	9476	Y	N	6765 MARS AV S
7	754980	0080	07/29/02	\$264,000	1824	0	7	2000	3	3060	N	N	1512 S BENNETT ST
7	088600	0065	03/25/02	\$204,000	1830	0	7	1943	3	7006	N	N	3002 S AUSTIN ST
7	170840	0680	09/18/02	\$247,500	1890	0	7	1941	4	5060	N	N	2119 S PEARL ST
7	000180	0133	07/16/01	\$256,250	1960	0	7	1953	3	13080	N	N	1706 S ANGELINE ST
7	157770	0210	12/27/02	\$317,000	1990	650	7	1994	3	4942	N	N	5835 20TH AV S
7	144350	0976	12/23/02	\$235,000	2030	0	7	1954	3	5777	N	N	7813 48TH AV S
7	373280	0290	03/13/02	\$336,500	2201	0	7	2001	3	7262	N	N	1546 S PEARL ST
7	373280	0293	02/27/02	\$336,500	2201	0	7	2001	3	7262	N	N	1542 S PEARL ST
7	733840	2631	03/27/01	\$265,000	2430	0	7	2000	3	5580	N	N	7769 30TH AV S
7	333600	1505	04/16/02	\$190,000	2540	0	7	1905	2	6000	N	N	8633 WABASH AV S
7	390410	0131	04/29/02	\$275,000	1220	920	8	2000	3	5034	N	N	4359 S HOLDEN ST
7	390410	0133	12/19/02	\$285,000	1220	920	8	2000	3	5000	N	N	4357 S HOLDEN ST
7	000180	0120	08/20/01	\$225,000	1240	290	8	1950	3	8957	N	N	1533 S SNOQUALMIE ST
7	733840	0515	04/26/01	\$280,000	1340	1340	8	1980	3	5000	N	N	3211 S MONROE ST
7	373280	0375	07/15/02	\$380,000	1392	0	8	2002	3	5546	N	N	1552 S. SHELTON ST.
7	060000	0324	04/23/01	\$259,950	1400	900	8	1950	4	12490	N	N	1518 S FERDINAND ST
7	055500	0340	10/29/02	\$280,000	1407	0	8	1996	3	5046	Y	N	6425 24TH AV S
7	144350	0874	02/05/01	\$230,000	1418	960	8	2000	3	5376	N	N	4639 S HOLDEN ST
7	547320	0040	04/06/01	\$279,950	1420	500	8	1960	3	10065	N	N	1546 S ANGELINE ST
7	367790	0145	04/16/02	\$245,000	1520	500	8	1958	3	6450	N	N	1776 S COLUMBIAN WY
7	941240	0097	03/06/02	\$284,950	1550	500	8	1956	3	11470	N	N	7735 SEWARD PARK AV S
7	055500	0304	04/16/02	\$309,000	1569	492	8	2001	3	5251	N	N	6412 A 23RD AV S
7	060000	0132	03/19/01	\$330,000	1590	850	8	2000	3	7519	N	N	1523 S FERDINAND ST
7	785700	3285	10/02/01	\$337,000	1720	980	8	2001	3	9604	N	N	7319 BEACON AV S
7	367790	0005	10/17/01	\$300,000	1790	0	8	1928	4	8680	N	N	4703 BEACON AV S

Sales Available for Annual Update Analysis
Beacon Hill and Rainier Valley
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	941290	0036	03/12/02	\$367,500	1830	1070	8	1938	4	3780	N	N	7301 SEWARD PARK AV S
7	144350	0107	06/10/02	\$254,950	1830	0	8	2000	3	8068	N	N	4821 S CHICAGO ST
7	785700	3205	04/04/02	\$279,950	1840	510	8	2001	3	3205	N	N	7401 MILITARY RD S
7	379290	0050	05/16/02	\$323,000	2180	870	8	1981	3	5073	N	N	2208 S MEAD ST
7	754980	1440	05/30/01	\$305,000	2280	0	8	2000	3	5040	N	N	5559 18TH AV S
7	373280	0377	07/25/01	\$362,000	2340	0	8	2001	3	5546	N	N	1556 S SHELTON ST
7	352404	9004	05/04/01	\$285,000	2360	0	8	1958	3	10850	N	N	7901 SEWARD PARK AV S
7	941240	0145	07/20/01	\$425,000	2370	0	8	1939	4	14525	N	N	7505 SEWARD PARK AV S
7	785700	3287	04/09/02	\$350,000	2462	0	8	2001	3	7044	N	N	7325 BEACON AV S
7	055500	0077	07/30/02	\$346,000	2636	0	8	2002	3	5001	N	N	2208 S EDDY ST
7	282210	0195	03/08/01	\$420,000	2292	0	9	1999	3	4850	N	N	6112 GOULD AV S
7	282210	0205	03/23/01	\$430,000	2300	0	9	1999	3	4850	N	N	6106 GOULD AV S
7	896190	0150	06/19/01	\$315,000	2300	0	9	1992	3	5100	Y	N	5916 20TH AV S
7	055500	0300	03/07/01	\$300,000	2306	0	9	2001	3	5258	Y	N	6412 E 23RD AV S
7	055500	0303	03/28/02	\$319,900	2310	0	9	2001	3	5253	N	N	6412 B 23RD AV S
7	055500	0301	06/12/01	\$315,000	2404	0	9	2001	3	6899	Y	N	6412 D 23RD AV S
7	896190	0130	04/18/01	\$318,000	2406	0	9	1993	3	5096	Y	N	5930 20TH AV S
7	055500	0302	01/11/02	\$329,000	2410	0	9	2001	3	6896	N	N	6412 C 23RD AV S
7	932035	0160	05/09/02	\$351,450	2421	0	9	2001	3	3686	Y	N	5214 19TH PLS
7	932035	0170	04/17/02	\$361,898	2421	0	9	2001	3	3672	Y	N	5218 19TH PLS.
7	932035	0180	05/16/02	\$359,950	2421	0	9	2001	3	3658	Y	N	5222 20TH AV S
7	932035	0190	04/30/02	\$359,950	2421	0	9	2001	3	3644	Y	N	5226 19TH PLS.
7	932035	0200	10/30/01	\$375,000	2421	0	9	2001	3	3630	N	N	5230 19TH PL S.
7	932035	0210	07/27/01	\$369,000	2421	0	9	2001	3	3616	Y	N	5234 20TH AV S
7	932035	0220	09/11/01	\$369,000	2421	0	9	2001	3	3602	Y	N	1902 S BENNETT ST
7	333600	1245	11/14/01	\$344,000	2876	0	9	2000	3	5002	N	N	5159 CLOVERDALE PLS

Vacant Sales Available to Develop the Valuation Model
Beacon Hill and Rainier Valley

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	027200	0900	02/27/02	\$84,000	4000	Y	N
1	239460	0160	06/07/02	\$100,000	4000	N	N
1	539360	1655	03/12/02	\$93,000	6000	Y	N
1	539460	0035	06/24/02	\$65,000	6000	Y	N
1	690970	0345	06/13/02	\$81,100	3000	Y	N
1	912200	0170	11/13/02	\$115,000	6000	N	N
2	142630	0555	06/26/01	\$34,950	2280	N	N
2	149830	1355	06/14/01	\$34,000	6000	N	N
2	149830	1360	05/14/01	\$30,000	6000	N	N
2	149830	1360	04/01/02	\$40,000	6000	N	N
2	308500	1545	06/26/01	\$80,000	4000	N	N
3	568000	0995	11/07/02	\$10,000	4800	N	N
4	160460	2050	12/09/02	\$46,000	2527	N	N
4	344540	0390	02/20/02	\$167,000	2221	N	N
4	344540	0460	03/13/02	\$167,000	2085	N	N
4	344540	0510	11/25/02	\$199,000	4976	N	N
4	344540	0550	12/05/02	\$209,000	7060	N	N
4	344540	0560	11/22/02	\$208,500	8051	N	N
4	743900	0050	08/02/02	\$70,000	5406	Y	N
4	743900	0055	09/05/01	\$59,000	5355	Y	N
4	785700	0812	10/03/02	\$85,000	6095	N	N
4	785700	1532	07/26/01	\$90,000	4717	N	N
5	333100	0547	07/03/02	\$52,000	2575	N	N
6	212470	0255	09/19/01	\$170,000	26100	N	N
6	884240	0055	11/15/02	\$40,000	9166	N	N
7	000740	0142	04/23/02	\$42,000	7499	N	N
7	055500	0307	02/15/01	\$70,000	5220	Y	N
7	144350	0652	11/21/01	\$60,000	6638	N	N
7	157770	0215	12/23/02	\$85,000	5160	N	N
7	171490	0861	03/08/01	\$43,000	6030	N	N
7	373280	0211	08/24/01	\$92,500	7909	N	N
7	373280	0218	01/17/02	\$85,500	7385	N	N
7	400600	0040	06/17/02	\$77,000	10824	N	N
7	524880	0705	08/10/01	\$109,000	4000	N	N
7	733840	2200	05/24/02	\$55,000	2500	N	N
7	754980	0040	11/26/02	\$165,000	15682	N	N